

# MINUTES

of the

## PUBLIC HEARING HELD ON

NOVEMBER 18, 2021

THE COUNCIL OF THE COUNTY OF MAUI, STATE OF HAWAII, CONVENED A PUBLIC HEARING ON THURSDAY, NOVEMBER 18, 2021 AT 6:00 P.M., VIA BLUEJEANS, WITH CHAIR ALICE L. LEE PRESIDING, FOR THE PURPOSE OF RECEIVING TESTIMONY ON A PROPOSED BILL ENTITLED "A BILL FOR AN ORDINANCE AMENDING SECTION 2.80B.070, MAUI COUNTY CODE, TO ADOPT THE UPDATED WEST MAUI COMMUNITY PLAN".

CHAIR LEE: Will the Maui County Council public hearing for the West Maui Community Plan update please come to order. We have music now and we'll have dancing a little later.

Okay, may we have the roll call. But before we begin, there are a couple of Members who will be popping up very soon as, like Member Keani Rawlins-Fernandez. Are you going to enter now or in a few minutes. Okay, okay. So let's get started. The greeting folks is aloha 'ahiahi, that means good evening to everyone.

So may we roll call, Madam Clerk.

COUNTY CLERK KATHY L. KAOHU: Aloha 'ahiahi, Chair. Proceeding with roll call. In accordance with the Governor's most recent emergency proclamation related to the COVID-19 response, Members should state who, if anyone, is present with them as part of roll call.

## ROLL CALL

COUNTY CLERK: Councilmember Shane Sinenci.

COUNCILMEMBER SINENCI: Aloha 'ahiahi kakou my Maui hikina. I'm here at home alone. Mahalo.

CHAIR LEE: Aloha.

COUNTY CLERK: Councilmember Mike Molina.

COUNCILMEMBER MOLINA: Aloha 'ahiahi, Madam Chair, my colleagues and everyone else joining us for our public hearing this evening. For the record I'm like my colleague Mr. Sinenci, I am home alone here in Makawao. Aloha.

CHAIR LEE: Aloha.

COUNTY CLERK: Councilmember Kelly Takaya King.

CHAIR LEE: Excused.

COUNTY CLERK: Councilmember Gabe Johnson.

COUNCILMEMBER JOHNSON: Good evening, Chair. Good evening, Councilmembers and community members. Aloha 'ahiahi. I am in the 8th floor of the County Building all by myself.

CHAIR LEE: Aloha.

COUNTY CLERK: Councilmember Tamara Paltin.

COUNCILMEMBER PALTIN: Aloha 'ahiahi. I am home in Napili and right now I'm alone. But my husband went to go pickup the kids from the bus stop, so when he comes back, it'll be me, my two kids, my two dogs, and I'm in the kitchen.

CHAIR LEE: Aloha.

COUNTY CLERK: Councilmember Yuki Lei Sugimura.

COUNCILMEMBER SUGIMURA: Aloha 'ahiahi. Good evening everybody from Kula. And there's nobody on this floor by me so we're all by myself. Looking forward to a good public hearing.

COUNTY CLERK: Council Pro Tem Tasha Kama.

CHAIR LEE: Excused.

COUNTY CLERK: Council Vice-Chair Keani Rawlins-Fernandez.

VICE-CHAIR RAWLINS-FERNANDEZ: Aloha 'ahiahi, Chair. Can you hear me okay.



CHAIR LEE: Yes, yes.

VICE-CHAIR RAWLINS-FERNANDEZ: Okay, I, I'm currently in my car at the Lanikeha Community Center, just finished a workshop here and then I will be home shortly. So my video will be off for about ten to fifteen minutes, but I'll be listening. That's where I'm located and I think that's everything. Mahalo, Chair.

CHAIR LEE: Thank you, aloha.

COUNTY CLERK: And Council Chair Alice L. Lee.

CHAIR LEE: Aloha everyone. I am in Wailuku in my home office and by myself for the time being. My, my dog Koa is about maybe seven feet away.

Madam Clerk.

PRESENT: COUNCILMEMBERS GABRIEL JOHNSON, MICHAEL J. MOLINA, TAMARA A.M. PALTIN, SHANE M. SINENCI, YUKI LEI K. SUGIMURA, VICE-CHAIR KEANI N.W. RAWLINS-FERNANDEZ, AND CHAIR ALICE L. LEE.

EXCUSED: COUNCILMEMBERS NATALIE A. KAMA AND KELLY T. KING.

COUNTY CLERK: Chair, there are seven Members present, two Members excused, and zero Members absent. A quorum is present to conduct the business of the Council.

For the record, I am County Clerk Kathy Kaohu. And also present from the Office of the County Clerk are Deputy County Clerk James Krueger; and Legislative Division staff Joyce Murashige, Lauren Saldana, and Dell Yoshida.

CHAIR LEE: Okay, and a representative from the Corporation Counsel's Office will be on call tonight. Members, the purpose of this public hearing is to receive testimony on the proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING SECTION 2.80B.070, MAUI COUNTY CODE, TO ADOPT THE UPDATED WEST MAUI COMMUNITY PLAN".

As a reminder, we are required by Section 2.80B.090D of the Maui County Code, to hold a public hearing on this bill before we can consider approving it. This public hearing serves as the public hearing for the West Maui Community Plan Area.

Before we proceed with testimony, I ask that everyone please keep their microphones muted, unless it is your time to speak. Decorum shall be maintained at all times.

Ms. Clerk, please proceed with testimony.

COUNTY CLERK: Chair, proceeding with the presentation of testimony. Members of the public may testify by connecting to the Council's online public hearing by phone or video conference through the information posted on today's public hearing notice.

Individuals connected by phone are currently on mute and will be unmuted when it is their time to testify. Individuals connected by video conference should keep both their videos and microphones off and should turn them on when it is their time to testify.

Testimony is limited to the proposed bill posted on today's hearing notice. And individuals may testify for three, up to three minutes. When testifying, please state your name and the name of any organization you represent. Please also identify to the Council if you are a paid lobbyist.

After your testimony has concluded, please disconnect from BlueJeans as the remainder of the public hearing can be viewed on Akaku: Maui Community Media or on [mauicounty.legistar.com](http://mauicounty.legistar.com). Individuals may also be disconnected from the public hearing at any time for breaking decorum.

Chair, our first person to testify is Joseph Pluta. To be followed by Donna Clayton.

CHAIR LEE: Joe, are you there?

## PRESENTATION OF TESTIMONY

MR. JOSEPH PLUTA:

Yes I am and I'm trying to un, to get my video going here. Let's see, there it is. I believe, there I am, okay, thank you. My name is Joseph Pluta, I'm the, here as the President of West Maui Taxpayers Association. And I thank you very much for this opportunity to testify. In order to make sure I don't go over my time, I'm going to read from my little list here so I don't waste my time and yours.

The West Maui Taxpayers Association conducted a survey to be used as a tool for consideration by the Maui County Council who was currently reviewing the West Maui Community Plan. There seems to be major conflicting elements in the current draft

with the Maui Island Plan and to areas where housing could be located, and as such deserves to be really carefully explored and reviewed. Inconsistencies with the Maui Island Plan and the Ka'anapali 2020 community planning effort are also of a concern to me and potentially subject to unnecessary and unwanted litigation at the expense of Maui taxpayers.

For example the West Maui Community Plan draft currently proposes changes in land use designations for approximately a hundred acres in the Kaanapali South area for parks and open space, and a hundred acres for agriculture where the Ka'anapali 2020 community plan and island plan envisions residential and mixed use development.

As an initial founding member of the Ka'anapali 2020 community planning group, I participated in monthly meetings for over 20 years, once a month or more than that for 20 years . . . the Ka'anapali 2020 team. This was an award winning plan and key stakeholders in the West Maui Community Plan who participated with me were my good friends Ed Lindsey, May Fujiwara, Buck Buchanan, Star Medeiros, Eve Clute, and A. James Wriston III. I'm mentioning those names because they're just, they are now deceased. There's many more members who are still alive that participated, but they are now deceased, they left this world thinking that the Ka'anapali 2020 plan as incorporated into the Maui Island Plan was going to be respected.

The West Maui Community Plan draft disrespects the legacies of these community members who were devoted to serving the West Maui community and that's not acceptable to me.

The survey, interestingly enough had 48 percent of the respondents indicated that they had never even heard of the West Maui Community Plan. The West Maui Community Plan draft eliminates hundreds of acres of housing in areas of Launiupoko and Olowalu where approximately half the survey participants indicated they would like to live. That's also seems nonacceptable. This survey was developed by the West Maui Stakeholders and the West Maui Taxpayers Board, and facilitated in synergy with the Maui Chamber of Commerce survey platforms and easily accessible via the internet. It can be viewed with its results on our West Maui Taxpayers website at [www.westmaui.org](http://www.westmaui.org).

So I have submitted written testimony to this, the community plan and information about it was posted and sent to the Council, the Planning Committee. Also on the newspaper, the Maui News, Lahaina News, and we've done our best to try to get people involved. We appreciate the Council's taking a look at these issues, we're, we know that you've got lots of things to do, affordable housing is.

That's not me, I don't believe. I'm sorry, does that, does that mean my times up? Hello.

CHAIR LEE: Can you conclude, can you conclude please.

MR. PLUTA: Yeah, I can conclude right now. So thank you very much, there's a lot testifiers, I appreciate you taking the time to do this and looks like you're going to have a lot of information to digest. Thank you so much.

CHAIR LEE: Thank you. Members are there any questions for Mr. Pluta. If not, thank you Joe.

Oh, one question. Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Pluta for your testimony. I just was wondering if you could share with us how the survey was funded.

MR. PLUTA: How was the survey funded? We got donations from people to go towards the cost of paying for the survey.

COUNCILMEMBER PALTIN: Oh, okay, thank you.

CHAIR LEE: Any more questions.

VICE-CHAIR RAWLINS-FERNANDEZ: Chair, I have a question.

CHAIR LEE: Yes, Vice-Chair Rawlins-Fernandez.

VICE-CHAIR RAWLINS-FERNANDEZ: Mahalo, Chair. Aloha, Mr. Pluta, mahalo for your testimony this evening. I, I, during Committee I don't remember asking this question so I, I figure I just take advantage of this time now. In your planning meetings, Ka'anapali 2020, did you folks account for sea level rise and climate change when, when establishing that plan.

MR. PLUTA: You know, I, it's a great question, I don't recall us spending any great deal of time talking about that. No.

VICE-CHAIR RAWLINS-FERNANDEZ: Okay, mahalo for your response. Mahalo, Chair.

CHAIR LEE: Thank you. Are there any more questions? If not, thank you very much.

MR. PLUTA: Thank you very much. God bless you and have a great evening.

CHAIR LEE: You too.

Madam Clerk.

COUNTY CLERK: Chair, our next testifier is Donna Clayton. To be followed by Howard Hanzawa.

MS. DONNA CLAYTON:

Aloha, I'm Donna Clayton. I'm with Nā Ala Hele Maui Council and also the West Maui Greenway Alliance. I would like to testify on the acceptance of the draft West Maui Community Plan. I first would like to say that this huge undertaking was a joy to be a part of as the work with the community was handled so well and our get togethers were engaging, collaborative, and fun.

I am in support of accepting the draft West Maui Community Plan with the following addition I would like you to consider:

The West Maui Community Plan states in the Section 4, Implementation and Monitoring 2.12, to complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

Also, Section 2 requires landowners to evaluate and adjust proposed projects to fit the community's vision for the future. I feel clarifying wording is needed to avoid conflict in the, in the future. So I would ask you to please consider adding: "Require new development, redevelopment, and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide right of way for the greenway if the alignment crosses the property."

If something is not required, it can be avoided. The West Maui Greenway is a high priority in West Maui and part of the West Maui transit corridor design that is in progress at this time. Once the route is determined, this additional wording will help ensure that working together, the County, State and community, we can make the West Maui Greenway a reality. Mahalo for your time.

CHAIR LEE: Thank you. Members, questions? If not, thank you very much.

Madam Clerk.

COUNTY CLERK: Our next testifier is Mr. Howard Hanzawa. To be followed by Joshua Dean.

MR. HOWARD HANZAWA:

Aloha, Madam Chair and Committee, I'm sorry Councilmembers. My name is Howard Hanzawa. I retired from Kaanapali Land Management, twenty, oh, I'm sorry, ten years ago, but I still believe in the process that was done for Ka'anapali 2020.

Mr. Joe Pluta gave a very good overview of Ka'anapali 2020. There was heavy community participation in the planning of Ka'anapali 2020 for more than two decades starting in 1999. It's the only project on Maui, and also, the only one in the State of Hawaii which has had such an extensive involvement by community members in order to fulfill the needs of future generations. Before then projects were criticized for not engaging or either informing communities of new developments.

The participants in the first few sessions actually chose the consultants that would help them in the planning process including the attorney, planners, architects, and engineers. Active community participants included long time advocates for seniors, Hawaiian culture, Veterans Affairs, housing, education, hospital and health needs, traffic flow, recreation and open space. Unfortunately, as Joe had pointed out many of the, some of the participants have passed on.

Guests included the government officials that spoke about infrastructure needs and requirements. Meetings probably totaled over 200 over the years. The overall plan was thoughtfully scripted to fulfill the vision of the general community. Elimination of any portion of the plan would be a blow to the many years of hard work by the people involved, and any changes at this point may also make it financially infeasible.

I think there are those that do not realize the extent of the work by the Ka'anapali 2020 community participants. It is too easy today for people to oppose developments of any kind without thinking about the impact on the needs of the future generations. I think they should learn about the history of Ka'anapali 2020 and find out how unique it is. Changing any aspects of the plan that was developed over 20 years would send a message to future project planners that it is futile to engage the community in planning because it would not make any difference during the land use process.

Think about that, Ka'anapali 2020 should be held up as an example of how projects should seek and reflect community ideas and vision. It would not be fair to the hundreds of participants who gave their manao and over the . . . over the past two decades. Thank you.

CHAIR LEE: Thank you. We have a question for you.

Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Hanzawa for your testimony.

MR. HANZAWA: Yes.

COUNCILMEMBER PALTIN: I just, I wasn't around for all the meetings but I, I just wanted to clarify, was the plan was to get folks into houses by 2020.

MR. HANZAWA: Well, you know, when it first started in 1999, that's when the, shortly after the Pioneer Mill closed down, and there were all those vacant lands on the mauka, mauka of the highway.

COUNCILMEMBER PALTIN: Oh, it was a yes or no question, sorry. Was, I mean, I thought the reason why it was called Ka'anapali 2020 was the plan was people would be living in the houses in 2020.

MR. HANZAWA: Well here we are twenty something years later, we haven't gotten approval yet. It's taken that long. So yes it was, but it's taken much longer than anticipated.

COUNCILMEMBER PALTIN: Okay, thank you.

CHAIR LEE: Any more questions.

VICE-CHAIR RAWLINS-FERNANDEZ: Chair, I have a question.

CHAIR LEE: Yes, Vice-Chair.

VICE-CHAIR RAWLINS-FERNANDEZ: Okay, mahalo, Chair. Aloha Mr. Hanzawa, mahalo for your testimony this evening.

MR. HANZAWA: You're welcome.

VICE-CHAIR RAWLINS-FERNANDEZ: I just wanted to clarify, I just wanted to clarify the part in your testimony, you said that none of the plan, the Ka'anapali 2020 plan should be changed. Is that still true when we receive new informations, that, such as sea level rise and climate change and that, so should that be incorporated into land use decisions.

MR. HANZAWA: Well, you know, all the lands for Ka'anapali 2020 is mauka of the highway. With sea level rise, it's going to put a burden on the lands that's closer to the ocean and we're going to lose lands to housing, commercial needs and other things. So, to me, it would really put a stress on the community to find additional lands for housing and that would be mauka of the highway.

VICE-CHAIR RAWLINS-FERNANDEZ: Oh, I'm sorry, so was that a yes that new information should be incorporated when they become available to insure that we're operating off of the most updated information.

MR. HANZAWA: Yes, I believe so.

VICE-CHAIR RAWLINS-FERNANDEZ: Okay, mahalo, Mr. Hanzawa. Have a nice evening. Mahalo, Chair.

MR. HANZAWA: Thank you.

CHAIR LEE: Are there any more questions? If not, Madam Clerk.

COUNTY CLERK: Our next testifier is Joshua Dean. To be followed by Gary Grube.

MR. JOSHUA DEAN:

Hello, can you hear me.

CHAIR LEE: Yes.

MR. DEAN: Hi, aloha, Councilmembers. This is, my name is Joshua Dean and thank you for your time and the opportunity to testify. Mostly what I'd like to focus on is this conflict that as a result of this West Maui Community Plan, we have a conflict with what the Maui Island Plan, which took six years to complete, was finished in 2012.

And I went to a bunch of those meetings and, and there was in that plan designated places for growth on west, in West Maui for local families to, to have a home, affordable and workforce housing. This plan wipes it out. I mean, I've been involved in construction, involved in housing, affordable housing hundred percent, you know workforce housing projects and there's a lot of things that need to line up in order for these things to make sense.

And what this plan does, it, it makes a mockery of all the hard work that went into this Maui Island Plan that designated potential places for Maui families just like me to own



a home in West Maui. . . . back in 2012, this plan came out and said we would like the opportunity to have housing in West Maui. Now in 2021, it erases it off the map with this West Maui Community Plan. So I want to ask what's changed. Okay, 2012 we want workforce housing, 2021 we do not. So, what's changed.

Has the prices of homes gone down so that everybody can afford a, everybody who wants a home, you know, local families can now afford a home. No, that hasn't changed. What else? Has the demand for workforce housing or affordable housing in Lahaina changed? No. The only thing that I think has changed is that we've incorporated planning processes that make a mockery of previous plans.

And, just like what Howard Hanzawa said, that you've put all this work, you have all this community involvement, alright all these people who want homes who are raising families, sending kids to school here, school teachers, firemen, all these people taking, after their long day of work coming to these planning sessions, you know, and then it just gets erased. So what does that do? Right, to the motivation of these people to come out to these meetings and testify to say what they want if every time they keep saying it, everybody knows it. What do people want, they want housing, okay. But, nothing gets approved.

And now we're taking another step backwards that not only is nothing getting approved, but it's, nothing can be proposed because they've designated these areas like in Makila and Olowalu as areas of stability, which means don't even propose an affordable housing project because it's already denied. Thank you.

CHAIR LEE: I keep turning my microphone off because I don't want to cause any reverberation. Members, do you have any questions? If not, thank you.

Madam Clerk, next testifier please.

COUNTY CLERK: Our next testifier is Mr. Gary Grube. To be followed by Mandy Sato *[sic]*.

MR. GARY GRUBE:

Aloha, Council. Good evening. My name is Gary Grube and I own one of the largest lots up in Plantation Estates, neighborhood of Kapalua. I purchased that 25 acre empty lot in 2016 with the intention of building a house, much like the current estate homes in the neighborhood in that Kapalua Resort. I also had an interest to build a family farm since we have 25 acres to work with. Ultimately I decided to postpone building the house to favor developing the family farming operation which is known as Hua Momona Farms. We've been selling vegetables and microgreens to Maui restaurants

and consumers for a couple of years. We've also been helping the Maui community donating our vegetables to those who have food insecurity every week for over the last 12 months.

Farming is not easy, as an innovator and with over 400 patents, as a serial entrepreneur with many favorable outcomes along the way it is my opinion that small scale commercial agriculture in the Plantation Estates neighborhood is not economically feasible. Issues to face head on include poor soil conditions, limited water supply, gulches, sloping terrain, and high winds.

While our family farm has had some success in this tough environment, we are the lucky ones with a large lot at the end of the road that has less of the vegetable crop inhibiting plastic debris that was left behind from so many years of pineapple farming.

I feel that the current legacy agriculture land designation just won't make the economics work, and won't attract even one more of the smallest commercial farming operations to the neighborhood going forward ever. I understand that the Rural Residential designation was not available when the neighborhood was originally created. I feel that the designation of Rural Residential best fits the makeup of the Plantation Estates neighborhood.

It's common sense that others will not build new farms to improve Maui food security because of the land use designation, especially amongst estate homes in a resort neighborhood. Correcting the land designation to Rural Residential won't prohibit anyone from farming but it will recognize what the true nature of the neighborhood is with a designation that is now available.

I fully support the request from the Plantation Estates Lot Owner's Association to designate all of Plantation Estates as Rural Residential. Thank you.

CHAIR LEE: Thank you. Members, questions? If not, thank you very much.

Madam Clerk.

COUNTY CLERK: Our next testifier is Mandy Sato *[sic]*. To be followed by Chad Fukunaga.

MS. MANDY SAITO:

Hi, can you hear me.

CHAIR LEE: Yes.

MS. SAITO: Hi, good evening. Thank you for being here tonight. My name is actually Mandy Saito and I work for Kaanapali Land Management Corp. and I'm here to testify in support of the Ka'anapali 2020 Master Plan. I've previously submitted written testimony as well, please feel free to use the document for reference.

I'm here to ask for reconsideration of the land use designations for the Kaanapali Town South noted in the current draft West Maui Community Plan. The current draft designates 200 acres of Kaanapali Town South's agricultural land to Parks/Open Space and Agriculture, which is not consistent with the Maui Island Plan.

The Maui Island Plan identifies the entire Kaanapali Town area as within the Urban Growth Boundary, indicating the area as an appropriate location for urban development. It specifically recognizes the Ka'anapali 2020 Master Plan area and identifies it as a part of Maui's direct growth strategy.

The Maui Island Plan serves as the foundation for the community plans. The Maui County Code 2.80B.070 states "The community plan shall implement the general plan's visions, principals, goals, and policies".

This designation does not, is not consistent with the characterization of Urban Growth Boundaries, and does not, is not compliant with the Maui Island Plan, and in turn the Maui County Code. Please reconsider the land use designations for the Kaanapali Town South and select more appropriate land use designations that align with the Ka'anapali 2020 Master Plan and the intended characteristics of the Urban Growth Boundaries defined by the Maui Island Plan. If you're not able to change the land use designations for productive use, please at the very least keep it, keep the existing designation of Agriculture for future consideration. Thank you again for your time.

CHAIR LEE: Questions, Members? If not, thank. You have a question.

Member Sugimura.

COUNCILMEMBER SUGIMURA: Hi Mandy, thank you for testifying. So you're saying that the impact of changing this has a large ramifications to the community.

MS. SAITO: Yes it does cause, you know, the Maui, the General Plan is there for, for guideline and it's identified as an area of directed growth because of its location to infrastructure and what is needed for development. So yes, it's a huge impact to the future of the island.

COUNCILMEMBER SUGIMURA: So when you say infrastructure, will, will there be infrastructure in place with this new design--

MS. SAITO: Well if you look at, sorry, continue.

COUNCILMEMBER SUGIMURA: No, go ahead.

MS. SAITO: So if you look at the south area, there is a portion that you know touches the highway, and that area is designated, it's about a hundred acres and that's the area that's Parks/Open Space. So that area is the closest to infrastructure along the highway which, you know, that's, that's the best opportunity to provide some type of housing for the future.

COUNCILMEMBER SUGIMURA: Okay. Thank you very much, Mandy.

CHAIR LEE: Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. I just was, wanted to clarify your intending that all of it will be built in the next ten years.

MS. SAITO: No, I'm not. But it is, you know, a directed growth plan. The Maui Island Plan is not going to say that this is going to be done immediately--

COUNCILMEMBER PALTIN: Thank you, you answered my question.

CHAIR LEE: Any more questions for clarification? If not thank you.

May we have the next testifier, Madam Clerk.

COUNTY CLERK: Our next testifier is Chad Fukunaga. To be followed by Roxanne Feiteira.

MR. CHAD FUKUNAGA:

Good evening, Council Chair Alice Lee and Members of the Maui County Council. My name is Chad Fukunaga, I'm employed by Kaanapali Land Management Corp. I'm providing testimony in support of Ka'anapali 2020 community master plan. I've been an active participant of the Ka'anapali 2020 planning for 16 years and have witnessed the dedication and time many citizens have also given to this process.

The Ka'anapali 2020 planning effort has always been an open and transparent process. All community members were and continue to be invited to participate, regardless of their background or beliefs.

The planning effort has been collaborative and thorough. The Ka'anapali 2020 community group selected their own consultants to guide them in the master planning effort. They have also met with, and continue to meet with various County and State agencies, and local politicians to understand infrastructure and regional factors.

The master plan incorporates many community benefits, such as medical facilities, transportation center, police substation, cultural center, Veteran's memorial park, community centers and gardens, intermixed parks and open spaces, and more.

The Ka'anapali 2020 community group recommends that the community plan land use designations be consistent with the Ka'anapali 2020 Master Plan, which would encourage separate and unique community centers as in, as an intended attribute of the planning effort.

I submitted a written copy of my testimony and I included an exhibit map of the preferred land use designations for reference. That same exhibit was shared with other community members and I also submitted to you 324 signatures of support.

Do you believe that landowners and concerned citizens should work together? If so, please honor the efforts of the Ka'anapali 2020 community group and adopt the community plan that reflects the character and ideas of their vision. Thank you.

CHAIR LEE: Members, questions? Yes, we have one.

Member Sinenci.

COUNCILMEMBER SINENCI: Mahalo, Mr. Fukunaga for your testimony this evening. I just had a question, what has been one of the challenges of manifesting Kaanapali's plan. Has it been funding infrastructure?

MR. FUKUNAGA: Um, it's both. So infra, the, the bypass is a major factor. We have an agreement with the Department of Transportation and we, we've participated in, in the funding and planning of that, that project. The bypass has not yet reached Kaanapali. And, and, there's other factors.

COUNCILMEMBER SINENCI: Okay, thank you.

CHAIR LEE: Questions, Members. If not thank you, Mr. Fukunaga.

MR. FUKUNAGA: Thank you very much.

CHAIR LEE: Madam Clerk.

COUNTY CLERK: Chair, our next testifier is Roxanne Feiteira. To be followed by the testifier calling in on the last four digits 7693.

MS. ROXANNE FEITEIRA:

Aloha, my name is Roxanne Feiteira. I'm here on behalf of my mother Blossom Feiteira, to provide her testimony. Her testimony is as follows:

Aloha Madam Chair and Members of the Maui County Council. My name is Blossom Feiteira, I apologize for not presenting my testimony in person and I want to thank you for the opportunity to speak to the subject matter before you this evening.

As you know the Department of Hawaiian Home Lands have been working with beneficiaries from West Maui since the property was transferred to the trust in 1996. For the past two years, beneficiaries again participated in the planning for the Honokowai area and . . . completed the environmental assessment. At whole buildout, Honokowai will provide approximately 533 single family and multi-family residential units, and approximately 250 agricultural lots for beneficiaries on the Maui Island waitlist. With an estimated timeframe of seven years, this development will be well within the planning timeframe.

As we have worked on the plan, the County of Maui moved forward in updating their community plan for West Maui. Unfortunately, the timing of both activities and it's completion did not provide an opportunity for the Honokowai development plan to be included in the West Maui Community Plan update. As a beneficiary of the Hawaiian Homes Commission Act, I ask for your support in the inclusion of the Honokowai lands and its planned development in the West Maui Community Plan update. Your support of the inclusion in the community plan will be much appreciated. Mahalo for your time and consideration.

CHAIR LEE: Thank you. Members, I'm sure you don't have questions, the testifier is not here. I mean the person who gave the actual testimony. So thank you.

Madam Clerk.

COUNTY CLERK: Our next testifier is the caller calling in on 7693. To be followed by Pat Wong.

CHAIR LEE: 7693.

MR. HANS MICHEL:

Hello, my name is Hans Michel from Lahaina. And my residence is Lahaina for 58 years. I also participation person who . . . helps the Ka'anapali 2020 and I was in the island plan, and I was part of the West Maui Community Plan which I do not favor at all. There was a lot of changes and a lot of thing got done behind somebody's back. I definitely favor the Ka'anapali 2020 plan . . . Howard Hanzawa has mention it and Joe Pluta, they have explained it more than plenty good. And the worst part of it is we still don't have any affordable houses, West Maui cause the County always find a way to turn things down. Please help us out and have a closer look. Aloha, Hans Michel from Lahaina.

CHAIR LEE: Thank you. Questions, Members, for clarification. If not, thank you.

Madam Clerk.

COUNTY CLERK: Our next testifier is Pat Wong. To be followed by Peter Laszlo.

MR. PAT WONG:

Morning, good evening Councilmembers. Appreciate the opportunity to speak to you, I haven't seen most of you in some time and quite frankly I've never testified before the body since I left the County. I am here because I represent Peter Martin, my law firm does, and when I became aware of the language in the West Maui Community Plan, and I looked at the information in there I became concerned and I felt compelled to provide you with my thoughts. And you know I did submit written testimony, typically not the way I would want to have to interact with you, but be that as it may, I think it's necessary.

You know, I want to echo some of the comments from Josh Dean earlier about, you know, the existence of and the, of affordable housing in this area. And then specifically speak to my concerns about the vague terms that are in the West Maui Community, the proposed West Maui Community Plan. I hope and I know that all of you are doing a great job and all of you will look very closely at the language in here, specifically, areas of stability. You know I looked in the definitions, it's just not there and it appears

to be a sweeping, you know, no development definition. I would hope that you, as you work through this, will look at those areas of concern that I have and provide clarity. I, I think eliminating the, the areas of stability and reverting back to what's provided in the Maui Island Plan, which is consistent with the General Plan is the correct way to go.

I think that you have a hard task. I understand the overall policies and concerns and the want for open areas and open space. But again you're measuring that against the lack affordable housing. You know, when you decide this, remember that you're living in a house that was provided and developed by someone at some point. That, absent the developers, individuals cannot afford to do it on their own. You really need the assistance of the people in the community along with the availability of the landowners and their willingness to come forward and do this. It's not an easy task to do.

Currently the various land use requirements that are in place make it already difficult to get anything done. Adding vague terms to what's already a very difficult process only complicates it further. So let's hopefully work towards consistency with the island plan and the General Plan and remove the vague ambiguous terms, like areas of stability. And I think if there's one thing you can do is clarify that those areas that have previously been identified as areas of growth under the Maui Island Plan remain that way. And you, as a Council have the opportunity to look at those things.

You know, discuss it with Corp. Counsel. Speak to the deputy that's assigned and go through this plan and try to identify for yourself where are the conflicts between this plan and the Maui Island Plan and the General Plan. Why is it that, you know, this plan is in such conflict and are you going to allow that to occur. It's up to you, it's your decision. You can certainly disregard everything that I've said and, and move forward and adopt the, you know, the vague definitions. I mean there are no definitions, you could certainly help by trying to define what, what is an area of stability. My quick read of it is, it's plainly no growth. And that's unfortunate. It's unfortunate because people really do need places to live here.

You know, I did submit written testimony, I offer that you, you know, look at it. I will continue to monitor this and hopefully we can work through this process and, you know encourage, rather than discourage the use of 201H in these areas of stability that's been identified. Unless there's any questions, I don't have any further comment aside from what I've already said. Thank you very much for this opportunity and I look forward to seeing all of you again. Thank you.

CHAIR LEE: Thank you, Mr. Wong. Any questions, Members. If not, thank you again.

Oh, Member Sugimura has a question.



COUNCILMEMBER SUGIMURA: I just want to say good to see you. Thank you, Pat.

MR. WONG: Nice to see you too. Thank you.

CHAIR LEE: Any more questions or comments? Okay, thank you.

Madam Clerk, may we have the next testifier please

COUNTY CLERK: Our next testifier is Peter Laszlo. To be followed by Elle Cochran.

CHAIR LEE: I believe you're muted.

MR. PETER LASZLO:

Let's see.

CHAIR LEE: We can hear you now.

MR. LASZLO: Okay, I apologize for that, I'll start again. Aloha, Council Chair Lee and Councilmembers. My name is Peter Laszlo, and I am the President of Kapalua Resort Association, which is the master resort community association for the Kapalua Resort. Thank you for the opportunity to testify this evening. The Kapalua Resort Association includes ten residential communities, along with the two Kapalua Resort hotels and other commercial resort area amenities.

I am testifying tonight to support the Plantation Estates in their desire to change their land use designation from Agricultural to Rural Residential. Prior to the development of Plantation Estates, back in the 1980's I would definitely say that the land looked a lot like what the West Maui Community Plan describes as agriculture. Since 1990 and the development of the Plantation Estates neighborhood, the subdivision is a large lot residential neighborhood with estates, some family farms, and is very rural in character. The example pictures and description of what constitutes as Rural Residential in the West Maui Community Plan fits this neighborhood group.

Plantation Estates neighborhood has been involved in the process of seeking to amend their land use designation since the update to the General Plan and Maui Island Plan. They recognize early on that their neighborhood here is rural and not agricultural, and would like to be acknowledged as such. Since the rural zoning ordinance came about in 1997, the appropriate way to go about seeking this change is first through the Maui Island Plan, which did recognize the entirety of the neighborhood as falling within the rural growth boundary, then the community plan.

As mentioned earlier, the West Maui Community Plan land use designation description of Rural Residential fits exactly what the Plantation Estates neighborhood is. Further, the Plantation Estates maintain their own roadways, and provide for many other services that are commonly paid for by public monies. Kapalua Resort Association supports the Plantation Estates efforts to be recognized as a Rural Residential neighborhood. It would be consistent with the Maui Island Plan, the definitions within the West Maui plan and with their neighborhood being part of the Kapalua Resort. Mahalo for your time.

CHAIR LEE: Thank you. Members, questions? If not, thank you very much.

May we have the next testifier please, Madam Clerk.

COUNTY CLERK: Our next testifier is Elle Cochran. To be followed by David Gomes.

MS. ELLE COCHRAN:

Can you hear me? Can you see me? Aloha.

CHAIR LEE: Yes, aloha.

MS. COCHRAN: Hi, good evening Chair Lee and Councilmembers and wow, that was like PTSD seeing Mr. Wong. Aloha, Pat, how are you. So I want to start, I'm Elle Cochran testifying on my own behalf and I'm sending actually hard copies to you guys cause I'm having email difficulties. I compiled a bunch of my input, additions, ideas, thoughts, on the entire West Maui Community Plan update and, since February. And, so I want you all to hopefully get a chance to look through that.

So in a nutshell real quickly, I want to hone in on Ka'anapali 2020 plan which I wholeheartedly support and please keep it in its entirety. You know, just, I got real time feedback today, in particular our millennials, right, our young future generation, people who never seen this plan, people who never heard of this plan. I showed it to them, I gave them details about it. When they had questions, we had thorough discussion and they loved it. They thought, oh my god, I have hope, there's opportunity for us to finally, to possibly have a home. They love to have the connectivity was there. How it created really family atmosphere. The integrated parks, right the connectivity where you can walk and play and go to your mixed use. There's a bus transit. There's a church, there's a school, there's so many things that they thought just made a, the layout, the design, they couldn't have thought of a better community to be built. So

that's our everyday workforce millennial future generations taking this in and supporting it.

And then the kupuna who every, who people spoke about that have been following this plan, have been part of this plan for decades. They are looking at the hospital still going through the wellness center, center that's included and thinking a place here will just increase my quality of life, my health, a place where I can, you know, live, age in place and be in comfort, health, and joy.

So, you know, I feel like this needs to be in place, the, a person who just saw, a millennial said if you cut out this Kaanapali South portion, isn't it really going to kill the whole plan. Doesn't the infrastructure need to connect? I'm like you got it, you know. And I'm just like blown away that our, our, you know, up and coming future generations see it.

And this plan does address, address SLR. This plan addresses sea level rise and managed retreat issues. People, when they kind of move somewhere, it's going to be inland. This entire project is mauka of the highway, you know.

And if you want to talk about canoe hales having to be relocated, the company is willing to relocate up on that ten acre park that's just above the Hanakao'o Beach Park. I spoke to canoe clubs, I said you guys need 97 acres? That's too much. Ten acres, more than enough.

I didn't attend any of the community plan meetings, but I watched all 39 meetings via Granicus. I took notes and I counted 38 different, different testifiers, right. I got 65 signatures on a petition that support this. And I want to be crystal, crystal clear that every single person that signed my petition, I explained it very thoroughly. It wasn't like eh, you like housing, sign. No, I walked through the map with them, every inch, I explained every detail, we had thorough discussions before they signed those petitions, I made sure. And 65 of those signatures are on my petitions.

Hans Michel brought up a point, he was on the West Maui Community Plan Advisory. Again, I watched all 39, and what I did notice. Wrap up, what I did notice is that in particularly Hans and some others had questions, but those were just pull, I mean it was like there wasn't follow-up, thorough discussion. People were sitting there with, you know, confused looks going I want further discussion and votes were called. So, yeah, there was not so great practices happening throughout the West Maui Community Plan Advisory. And that's all I have at this time, thank you Members for being there for us this evening.

CHAIR LEE: Thank you, Elle. Nice to see you again. Members, do you have any questions? If not, aloha.

MS. COCHRAN: Aloha.

CHAIR LEE: Madam Clerk.

COUNTY CLERK: Chair, our next testifier is David Gomes. To be followed by Ke'eaumoku Kapu.

MR. DAVID GOMES:

Good evening, Council Chair Lee and Members of the Maui County Council. My name is David Gomes, and I am the General Manager for Hawaiian Cement here on Maui. I'm testifying tonight regarding our Honokowai Concrete Batch Plant, which is located directly behind the existing light industrial and retail area on Halawai Drive intersection. I did provide testimony at February 21, 2021 Council Planning and Sustainable Land Use Committee meeting, and earlier at a Maui Planning Commission meeting when they were reviewing the draft plan.

I reviewed the draft plan as being discussed tonight and our site is located in subarea 2. I had some difficulty reading the map. The version that I reviewed was not clear and I could not make out the labels in the map key. I think the site where our batch plant is located may be proposed for revision from Project District 3 designation to agricultural designation, but I could not confirm this. If our site is proposed for park and or open space designation, our concern is whether we will be able to receive extension approvals for our State special use permit, and County conditional use permits which we secured in order to operate our batch plant.

We do lease the land from Kaanapali Land Management Corp. The batch plant is operated on an as needed basis and allows us to provide quality concrete for projects in the West Maui area. Due to potential traffic delays and the length of distance from our Puunene Batch Plant, we would, we wouldn't be able to meet the standards needed to provide concrete for projects on the West Maui without the ability to mix out there in Honokowai.

We would also like to support Kaanapali Land Management Corporation's request to have the community plan designations in Kaanapali area match the proposed Ka'anapali 2020 plan. I understand that the Ka'anapali 2020 plan has been shaped by members of the West Maui community for many, many years, and involved a lot of time and effort by the community members. As I also understand, the Ka'anapali 2020

plan, our Honokowai Batch Plant site will be proposed for industrial use, which would be similar to the existing uses. Thank you very much for your time and work on this. The ability to continue to have concrete batch plants in West Maui is an important part of being able to serve the community. Thank you.

CHAIR LEE: Thank you. Members, questions? Nope.

Madam Clerk.

COUNTY CLERK: Next testifier is Ke'eaumoku Kapu. To be followed by Mike Gronemeyer.

MR. KE'EAUMOKU KAPU:

Hi, aloha.

CHAIR LEE: Aloha.

MR. KAPU: Can you hear.

CHAIR LEE: Yes.

MR. KAPU: Okay. Yeah, hi everybody. My name is Ke'eaumoku Kapu of Lahaina, kuleana and direct descendant of Kauaula, as my father before me. I mahalo you all for this time. I will be straight up. You know, I've been following this for a lot of years. And the Maui Island Plan, urban and rural, are not meant to be filled with development only. Urban growth boundaries also include ag, parks, open spaces. So the reason why I bring this up is because years and years and years, and I don't know what happened to the Ka'anapali 2020 plan. Maybe they had so many things going on at the same time, but I followed that for years as well.

Me and wife have been a strong advocate to a lot of things that have been occurring especially when it comes to a . . . buildup of pristine areas such as Olowalu, Ukumehame, and also the new area which is known as Wainee. Because I feel that all this is related and tied in together especially when they all of a sudden found an exemption to put in a pipeline, an eight inch and a twelve inch pipeline of non-potable water and they trying to do development with non-potable uses. It really doesn't make sense to me.

I think what needs to be done and I really support the efforts that have been done by CPAC, I really support the plan hundred percent, because we got to start some place. We got to start to make sure that if we going do something correct, we gotta start

looking at our infrastructure on how we need to improve our infrastructure and not just do everything as a piecemeal. And I think for years, what we've been watching is a lot of that piecemeal being happening.

The bypass, the second phase of the bypass isn't done. Now how is that going to Ka'anapali 2020 . . . The hospital, police station, the schools, all this kinds of things, I think they overwhelm themselves. I think it would have been smarter if they piecemeal this thing instead of trying to gather all these kind of things and they put it into basic plan.

So we look at, you know the growth boundary amendments, or we look at how we going survive as the residents of the westside. We really got to look seriously on how the improvement and the infrastructure basically going, going have to work within each other and work together. And this is a start, this is a possible solution to make sure that we can do things proficiently and active and not try to rubberstamp everything as we go forward and piecemeal all these things as our infrastructure. . . . we not even giving that time for our infrastructure to even approve or even sustain ourselves, our traffic, our shoreline that's being degraded. All these kinds of things we need to consider how we going to fix these problems before we even start thinking about growth. So, I want to mahalo all of you for allowing me this opportunity to speak.

Me and my ohana as well as my wife have been strong advocates to making sure that the right thing is done and this is a start. The West Maui General Plan is a start. So let's go with that and let's try to make sure that we can do everything proficiently at the same time and not try to do things ahead of time. Mahalo. Mahalo for all your time. Thank you.

CHAIR LEE: Thank you. Members, questions? If not, thank you very much.

Madam Clerk.

COUNTY CLERK: Next testifier is Mike Gronemeyer. To be followed by Tom Schnell.

MR. MICHAEL GRONEMEYER:

Aloha and mahalo for this opportunity to share my voice with the Council. My name is Michael Gronemeyer, I've been a resident of West Maui for over 18 years. I'm currently 72 years old and I'm testifying on my own behalf.

I'm strongly in favor of designating Plantation Estates community as Rural Residential in the West Maui Community Plan. This would be consistent with the most recent Maui

Island Plan, within the rural growth boundary and also the recommendations of the Maui Planning Commission, and consistent with the definition in the Maui County Code for Rural Districts.

In, in background, in 2013 I was living in the Launiupoko area on a small lot with a 15 acre farm nearby. I planned to build on the 15 acre lot, but when the Maui Island Plan came out it had that area designated as agricultural. I was getting ready to retire so my wife and I decided to rely on the Maui Island Plan which designated Plantation Estates as Rural Residential, and that's what we were looking for. At that time the Maui Island Plan had just been adopted after lots and lots of work. I knew that the Plantation Estates owners had been actively involved in the plan and overwhelmingly supported the rural growth boundary. The rural designation simply means we would not be required to farm, but still encouraged to farm.

The recent CPAC worked hard but could not reach agreement concerning Plantation Estates with three motions all failing. Two motions to designate Plantation Estates as agriculture failed. One motion to designate Plantation Estates as rural failed. The Maui Planning Commission did recommend Rural Residential for Plantation Estates. Now almost nine years after I've decided to move here, I see the draft plan going back to agricultural. This is very concerning to me. I don't see any real change in the character of the neighborhood since I've moved here in the last nine years. And I don't see any increase in density. As Mr. Spence said, intelligent zoning would be able to limit density if rezoning were ever eventually undertaken.

One other point, Maui Land & Pine could not sustain agriculture on this land and one of the other testifiers said that they are having very great difficulty as well. So commercial ag is not practical in this area. I'm strongly in favor of designating Plantation Estates Rural Residential. I have been doing ag even at my age but we're getting too old and we would probably be stopping soon.

One last point, I am also opposed to policy 2.3.2 concerning the way gulches are handled. I've provided written testimony with . . . examples on how, how. Thank you.

CHAIR LEE: Members, questions?

COUNCILMEMBER SUGIMURA: I do.

CHAIR LEE: Member Sugimura.

COUNCILMEMBER SUGIMURA: Yeah, thank you. Can you spell your last name please--

MR. GRONEMEYER: Yes, G-R-O-N-E-M-E-Y-E-R.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR LEE: Okay, any more questions, Members. If not, thank you Mr. Gronemeyer.

MR. GRONEMEYER: Thank you.

CHAIR LEE: Madam Clerk.

COUNTY CLERK: Our next testifier is Tom Schnell. To be followed by John Kindred.

MR. TOM SCHNELL:

Evening, Councilmembers. My name is Tom Schnell. Can you hear me?

CHAIR LEE: Could you speak a little louder, Tom.

MR. SCHNELL: Yeah, sorry, can you hear.

CHAIR LEE: Yes.

MR. SCHNELL: I'm having some problems with my video, sorry. My name is Tom Schnell, I'm a planning consultant with PBR Hawaii, planning consultant for Maui Land & Pine.

CHAIR LEE: Can you speak a little louder, Tom.

MR. SCHNELL: Sure, I'm, I'm Tom Schnell and I'm a planning consultant with PBR Hawaii and planning consultant for Maui Land & Pine and I'm here speaking on behalf of Maui Land & Pine. Can you hear me.

CHAIR LEE: Yes.

MR. SCHNELL: Okay, Maui Land & Pine submitted written testimony and the testimony was short, you have it in your package. But Maui Land & Pine's primary concern is that previously two areas of their lands were designated as Project District on the community plan, and those areas have been designated various districts within the new community plan. Maui Land & Pine would just like to have assurance that with the change in designations on the community plan, that the uses and the zoning that's permitted within the project districts under the zoning code is consistent and would not change with the community plan designations.



CHAIR LEE: Okay, all done. Members, questions.

MR. SCHNELL: Yes, that's all. Thank you. Sorry, sorry my video didn't work.

CHAIR LEE: We have a question for you.

Member Paltin.

COUNCILMEMBER PALTIN: I just was wondering if you could clarify if Michael Hotta is still the General Manager.

MR. SCHNELL: No, Michael Hotta has left Maui Land & Pine. Paul Subrata is the, Paul, Paul is the Vice President but he's not able to make it because he's travelling today.

COUNCILMEMBER PALTIN: Who's the President?

MR. SCHNELL: The Vice President is Paul Subrata.

COUNCILMEMBER PALTIN: Who is the President?

MR. SCHNELL: I think that's Warren Haruki, I believe that he's the, he's the Chairman of the Board.

COUNCILMEMBER PALTIN: Okay, thank you.

CHAIR LEE: Other questions, Members. If not thank you.

Madam Clerk.

COUNTY CLERK: Next testifier is John Kindred. To be followed by Roy Sakamoto.

MR. JOHN KINDRED:

Aloha, Chair Lee and Councilmembers. Thank you for the opportunity to provide testimony tonight. My name is John Kindred and I'm here on behalf of my neighborhood Plantation Estates located in the Kapalua Resort. I hope you have had an opportunity to review the written testimony I submitted as it provides greater detail of the areas of concern with respect for our neighborhood.

Plantation Estates is a low density residential neighborhood within the Kapalua Resort, which makes us very different from other agriculture subdivisions. The Maui Island Plan process in 2012 identified our neighborhood as rural. We are two plus acre home sites that serve as a buffer between agriculture areas to the north of us and the urbanized parts of Kapalua Resort to the south. Our neighborhood was developed prior to the establishment of the rural zoning category, and the only agriculture that was done to fulfill agriculture requirements at the time was agricultural land conservation of the gulches and the cultivation of Norfolk pine trees.

The Maui Island Plan identifies our neighborhood within the rural growth boundary. According to Maui County Code 2.80B.70 "community plans shall implement the general plans vision, principles, goals, and policies". As such, our neighborhood should be designated as Rural Residential. Moreover, our neighborhood matches the description of rural land use found in Hawaii State law.

In 2018 the Orion Report commissioned by the Planning Department looked closely at Title 19, Maui County zoning code. The report identified that agricultural zoning practices are not working. And the County should be identifying lands within the County agricultural zoning districts that are primarily being used for large lot residential or rural use and consider reclassifying those lands to the appropriate County rural zone.

Our neighborhood is the perfect opportunity for the County to take such action. Our neighborhood has been involved in every aspect of the update to the West Maui Community Plan. We have demonstrated that the balance of community feedback, specific to Plantation Estates is favorable to changing the designation to Rural Residential. Times change and to better fit community needs and the growth of a community, so should the reexamination of land use designations for subdivisions like ours that were never meant to be an agriculture subdivision, but a rural neighborhood within a resort community.

I also want to take the opportunity as my neighbor Mike Gronemeyer pointed out that CPAC took three separate votes on our neighborhood. Two to keep our neighborhood in agriculture and one to redesignate to Rural Residential. All three motions failed. There was never a definitive conclusion from the CPAC. The Maui Planning Commission voted six to two to change our neighborhood to Rural Residential because they felt the description in the West Maui Community Plan best fit our neighborhood. We kindly ask for the Council's reconsideration of our neighborhood land designation to Rural Residential. Mahalo for the opportunity to bring these concerns forward. Thank you.

CHAIR LEE: Thank you, Mr. Kindred.

Member Sinenci has a question for you.

MR. KINDRED: Of course, thank you.

COUNCILMEMBER SINENCI: Mahalo, Mr. Kindred for your testimony. I was just curious does, does this change the, should you go through a change, would that affect you guys land values and your tax brackets.

MR. KINDRED: Well I'm not a real estate agent so I'm not sure I'm professionally qualified to ascertain that.

COUNCILMEMBER SINENCI: Okay, alright.

MR. KINDRED: But what I would say is that we are, we're indifferent to paying higher tax rates if that's what the Council decides is appropriate for rural, rural designation.

COUNCILMEMBER SINENCI: Thank you.

CHAIR LEE: Other questions, Members. If not thank you, Mr. Kindred.

Madam Clerk.

COUNTY CLERK: Our next testifier is Roy Sakamoto. To be followed by Saman Dias.

MR. ROY SAKAMOTO:

Good evening, Council. Thank you, and thank you Madam Chair. My name is Roy Sakamoto. I was born, raised, and live in West Maui. First of all I would like to recognize the Planning and Sustainable Land Use Committee for their many, many hours devoted to the new West Maui Community Plan. Obviously there are areas of contention with this new plan. There is one community plan designation I would like to see changed, I don't think this is contentious at all.

For the draft of the map of subarea 1, page 87, which encompasses the Kapalua, Napili area, I notice the area of what is commonly known as the Plantation Estates Subdivision and Honolua Ridge Subdivision are designated agriculture. This is not the true nature of these subdivisions as you've heard from previous testimony, and I firmly

believe having these subdivisions designated as Rural Residential is more in line with what they really are.

On page 68, it defines Rural Residential, and I quote "The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions". Incidentally the lots in the Plantation Estates and Honolua Ridge are all two acre plus lots. This designation may serve as a buffer area between agricultural areas and more urban development. The Rural Residential designation goes on to conclude that "The primary use of this designation is low-density residential, and may include support uses such as parks, schools, and farming."

In closing, I would like to restate my belief that the Plantation Estates and Honolua Ridge Subdivisions will serve as a perfect buffer if zoned Rural Residential. We feel the development of the Kapalua Resort and the 10,000 or more acres to the north, which as we all know used to be pineapple fields, and are correctly zoned in master plan as agriculture. Thank you and that concludes my testimony.

CHAIR LEE: Thank you, Mr. Sakamoto. I believe we have a question for you.

Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Mr. Sakamoto for your testimony. I just was wondering as a realtor does it make it easier to sell the properties if they are zoned rural.

MR. SAKAMOTO: No it doesn't--

COUNCILMEMBER PALTIN: Okay, thank you.

MR. SAKAMOTO: No affect on values either.

CHAIR LEE: Any other questions, Members. If not thank you, Mr. Sakamoto.

Madam Clerk.

COUNTY CLERK: Our next testifier is Saman Dias. To be followed by Julie Cachola.

CHAIR LEE: Members, we have about six more testifiers, six or seven.

Ms. Dias.

MS. SAMAN DIAS:

Aloha, can you hear me.

CHAIR LEE: Yes.

MS. DIAS: Okay. This is, aloha, Chair and Councilmembers. I am Saman Dias, the Chair of Maui Bicycling League. And Maui Bicycling League has been advocating for West Maui Greenway for the last seven years. West Maui Greenway is not a new concept. It has been outlined as a priority project in Hawaii Bike plan that was developed in 1994.

Maui Bicycling League very much would like to accept the draft of the West Maui Community Plan and requesting following additions:

The West Maui, the West Maui Community Plan states in Section 4, Implementation and Monitoring, 2.12, Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, and neighborhoods, and businesses.

Also in Section 2 requires landowners to evaluate, adjust proposed projects to fit the community's vision for the future. I feel clarifying wording is needed to avoid conflict in the future. I please ask your consideration to adding following: "Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide right of way for the greenway if the alignment crosses the property."

The West Maui Greenway is a high priority in West Maui and this additional wording will help ensure that working together with the County, State and community, we can make the West Maui Greenway a reality. Mahalo for your time, appreciate it. Thank you.

CHAIR LEE: Members, do we have questions. If not thank you very much, Ms. Dias.

MS. DIAS: Good evening. Aloha, thank you.

CHAIR LEE: Madam Clerk.

COUNTY CLERK: Our next testifier is Julie Cachola. To be followed by Cassandra Abdul.

MS. JULIE-ANN CACHOLA:

Aloha, my name is Julie-Ann Cachola, I'm a land use planner at Hawaiian Home Lands. I've been authorized to present our written testimony tonight.

The State Department of Hawaiian Home Lands has approximately 777 acres of land in Honokōwai. Beginning in 2019 to present, DHHL has undertaken a master plan and HRS 343 environmental assessment process for a new homestead community on its lands at Honokōwai. The DHHL Honokōwai planning process is nearly complete and DHHL is requesting that the County's West Maui Community Development Plan in the Subarea 2, be updated to reflect DHHL's Honokōwai Homestead Master Plan in order to better coordinate future collaboration with the County of Maui on critical County infrastructure and services that are needed to support the new Honokōwai Homestead community.

As you know, pursuant to the Hawaiian Homes Commission Act, which has been incorporated into the State Constitution, the Hawaiian Homes Commission has exclusive authority, land use authorities over DHHL lands. As such, DHHL has created its own land use designation categories that reflect the Hawaiian Homes Commission's land use policies for DHHL lands. In order to facilitate incorporation of DHHL's Honokōwai Homestead Community Master Plan into the County's Community Development Plan, DHHL has identified the Community Plan designations that are most applicable to DHHL's land use designations. And these are reflected in the table presented in the written testimony. And also included in the testimony, written testimony is a layout, a map that lays out the land uses on the DHHL's lands at Honokōwai.

We also note that in Subarea 3, the plan accurately designates DHHL's Leali'i Homestead as Residential as DHHL plans to develop single-family residential homesteads on these lands.

We appreciate the County's consideration of DHHL's request to update the Subarea 2 area for the Community Plan to reflect DHHL plans for, at Honokōwai.

CHAIR LEE: Thank you. Members, questions. No questions. Thank you very much.

Madam Clerk.

COUNTY CLERK: Chair, our next testifier is Cassandra Abdul. To be followed by Albert Perez.

MS. CASSANDRA ABDUL:

Good evening, Council. I know it's been a long day for all of us. I wanted to thank you for all of the hard work, I know that people have put into the West Maui Community Plan. Our interest is as a non-profit community land trust and affordable homes in perpetuity.

I've heard this evening about other plans that took a lot of work and a lot of planning, the General Plan, the Maui Island Plan, and the Ka'anapali 2020. And I've heard that there are conflicts between the current plan and those plans that went before them, which raises a concern. But my main focus here today is to ask that when you look at your plan, that we find a way to increase affordable housing.

What I see, of little that I have read through is that there are designation, designated areas that originally were planned for housing that will no longer be allowed to have housing in them. And, as an affordable housing non-profit, this concerns us, especially on the west side where housing is so badly needed, so difficult to come by, and so very, very expensive. We ask you to support affordable housing, to as much as possible keep it in the plan. If areas in the other plans, the Maui Island Plan or the General Plan were designated as residential or areas that could be developed, we ask you to reconsider if they are now going to be pulled out of that designation.

My concern is that whatever we do there are sometimes unintended consequences. And again, we need housing so desperately and I know that with you, and with the plans that you work on, we can develop that and provide it for our island families. So once again, thank you very much for all that you do to support our community and the hard work you've put in and the long hours you've put in, especially tonight. Thank you, aloha.

CHAIR LEE: Questions, Members. If not, thank you, Ms. Abdul.

Madam Clerk.

COUNTY CLERK: Our next testifier is Mr. Albert Perez. To be followed by Lee Chamberlain.

CHAIR LEE: And then how many?

COUNTY CLERK: Five.

CHAIR LEE: Hi, Albert.

MR. ALBERT PEREZ:

Aloha, Chair Lee, Members of the Council. I'm Albert Perez, Maui Tomorrow Foundation. You know the voice of the community is the voice of the people, and the people of West Maui have spoken. This Council has been exemplary in listening to the people's voice in spite of the ongoing challenges of the pandemic.

Maui Tomorrow supports the current draft of the West Maui Community Plan. The process was very thorough from early public outreach through several dozen community plan advisory committee meetings, Planning Commission review, and the Council's Planning and Sustainable Land Use Committee.

I would like to weigh in on the issue of whether the Maui Island Plan was ignored by the West Maui Community Plan Advisory Committee, it most certainly was not. There were several discussions about the relationship of the Maui Island Plan to the community plan. The key question was whether all of the area within the growth boundaries had to be designated for development. The guidance from the Planning Department was that those boundaries were an outer limit that did not have to be filled in during this particular update of the community plan. Of course, those who owned land was not designated for development were not happy with that approach, but that's what the community wanted in order to stop uncontrolled sprawl happening in the ag lands. Although some disagreed with the outcome, it was a fair process.

The claim that areas of stability is not defined, is incorrect. Areas of stability are defined as areas that should remain the same over the next 20 years. They reflect things that the West Maui community wants to protect for future generations. Cultural resources, open spaces, environmental features, natural systems, and continued agricultural production. The number of housing units provided in this plan exceeds the need that was identified by about a thousand units.

In addition this Council funded and adopted a comprehensive affordable housing plan so let no one say that you don't support affordable housing. You do remain concerned that people are being told with certain exceptions, such as conditional use permits, that the community plan is only enforceable within the special management area. We ask the Council to do everything they can to make sure that the people's voice as expressed in the community plan will have the force and effect of law in all areas mauka to makai.

Citizens serve on the CPAC's and they participate because they care about their communities. If the community plans are not enforced, then these citizens will have wasted their time, and their faith in government will be eroded. When people lose their faith in government, our entire society is undermined. Mahalo.



CHAIR LEE: Questions, Members. If not, thank you, Albert.

Madam Clerk.

MR. PEREZ: Aloha.

COUNTY CLERK: Our next testifier is Mr. Lee Chamberlain. To be followed by Junya Nakoa.

CHAIR LEE: Mr. Chamberlain.

MR. LEE CHAMBERLAIN:

If I can get my video to work. Can you hear me?

CHAIR LEE: Yes.

MR. CHAMBERLAIN: Great, evening Council Chair and Councilmembers. My name is Lee Chamberlain and I'm part of the West Maui Greenway Alliance and Maui Bicycling League and I'm here to testify in reference to the West Maui Community Plan's Section 4, Implementation and Monitoring, 2.12, Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

I've already submitted written testimony associated with this and you can use that as reference. But the highway to the whole thing is that I'd like to go ahead and ask the Council to go ahead, include language that states in order to accomplish the West Maui Community Plan's, West Maui Greenway path implementation, "Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, Maui County Council housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for greenway if the alignment crosses the property."

This type of language is important to insure that implementation occurs with the greenway. And, I want to bring to the Council's attention State Bill 1402 which further expounds on the direction of this supporting greenways and getting away from a car-centric system here in Hawaii. SB 1402 purpose is to go ahead and help Hawaii reach its goal of 100 percent clean energy and carbon negative economy by 2045. And within that, there was language associated with why its purpose is there. And a lot of it has to do with the fact that the State governance has found that car-centric transportation systems are not affordable and efficient and support, provide equitable investment for everybody relative to health disparities and, and infrastructure and so forth, which is not efficient.

So anyway, it's important . . . to go ahead and, and bring into fold the West Maui Greenway which is going to help us reach these goals and provide alternative transportation. So my point is is that to do that we need to go ahead and include language that tightens up the whole system to make sure that there is implementation . . . Thank you, appreciate the opportunity to testify.

CHAIR LEE: Questions, Members. If not, thank you very much.

Madam Clerk.

COUNTY CLERK: Our next, oops, sorry, our next testifier is Junya Nakoa. To be followed by the testifier calling in on the last four digits 2936.

MR. JUNYA NAKOA:

Eh, howzit.

CHAIR LEE: Hi.

MR. NAKOA: You guys can hear me?

CHAIR LEE: Yes, we can.

MR. NAKOA: Okay. Yeah, I support the West Maui Community Plan, the one these guys when work hard on, yeah, and whatnot. So, you know, this, this is what it is. But, I am totally, totally against Ka'anapali 2020, 110 percent, okay. Frick that, 150 percent. Okay, I tried to, I tried working with Chad, Chad Fukunaga and the Kaanapali guys, trying to work with them for the past three months, okay. All they did was give me the runaround. I've been, I, 1998 I was in the original, original guys that the . . . Kahana McDonald's we had our meetings over there.

Yeah, and the Ka'anapali 2020 was supposed to have choke affordable homes, workforce housing homes built, but zero was built. Not one single, single home was built. Okay, and then now they going try push the Pu'ukoli'i Mauka and then . . . and then now you get 51 percent of that, and you know what, they not building nothing. They not, they not taking care of the local people.

But then when I when ask them about the south part of the project, if they could, you know, make um, you know if they going make um for, for build homes over there, to make um all affordable, 100 percent affordable. You know what Chad Fukunaga said,

it's not feasible. So you think these guys are really thinking about making affordable homes, no. They thinking about their bottom line, their pockets. So I'm against these guys, okay, 110 percent, 150 percent.

And, Peter Martin, when his Olowalu development, same thing. Talk to him yesterday, yeah, I told um eh, I have an opportunity to build the real affordable homes, true affordable home. He . . . no Junya I get um. So what that means, he, he like the bottom line, he like put more, some more money in his pocket. If we can help him out . . . so he not, he not willing to work with the people. These guys is all cons. They no even build nothing for the local people of Lahaina. We got screwed and we got screwed.

Look Ka'anapali 2020, what kine name is that. . . . we already in 2021 and not one home was built, affordable for the work, workforce housing cause these guys is fooling you, if you guys listen to them. Okay, I tried working with Ka'anapali 2020, I sat down with them for three months and they, and I brought in, I brought in, I going drop her name again, I brought in Autumn Ness. She knows a lot about affordable homes, they, they say oh yeah, great idea but we . . . we're not going to do that, you know. So what the hell, these guys is all BS.

Yeah, this me, passionate and I know plenty people say they going do petitions like that . . . signatures. Bull, I tell you, I represent a lot of locals in Lahaina, a lot, including the people who work for all the hotels in Kaanapali. Even though I no work for the ILWU anymore cause they suck, cause they don't know how to represent their people, I still get people stay talking to me about, yeah, okay. So yeah, I support the West Maui Community Plan.

CHAIR LEE: Thank you, Junya. Members, any questions. If not, thank you very much.

Madam Clerk.

COUNTY CLERK: Our next testifier is the testifier calling in on the last four digits 2936, 2936. And 2936 will be followed by 9200.

CHAIR LEE: Hello.

MS. LORRIE BETSILL NIELSON:

Yes, hello, can you hear me.

CHAIR LEE: Yes.

MS. NIELSON: Hi my name is Lorrie Betsill Nielson and I am a West Maui resident. I have been blessed to live here for over a decade now and I feel very connected to the community over here. I have for almost a decade also been a wedding and event planner and have produced many beautiful weddings at the Olowalu Plantation Estate. I want to publicly share my support for the Olowalu and Launiupoko projects specifically.

I know that Peter Martin, you know, Junya has said, you know gets a lot of negative things said about him. But getting to know him, I truly believe that he has West Maui's best intentions at heart. And I do feel like if we can all be a little bit more openminded and work together, that we can truly make some great changes here in Maui. I know personally that Peter has been willing to donate land to support projects that I think are important to the Olowalu and West Maui area to help Launiupoko and Olowalu residents.

So I just again want to, you know, publicly say that I do support this, I think it would be great and I do think that we all need to have more forward thinking as we really truly think about how to progress Maui. We're never going to make changes if we keep thinking backwards. We have to be forward thinking, we have to be progressive and we have to most importantly work together and be on the same team for West Maui. That is all, thank you so much.

CHAIR LEE: Members, questions. We have one question.

Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. Thank you, Ms. Betsill Nielson. I just wanted to clarify, you have lived in West Maui for the last 10 years.

MS. NIELSON: I've lived here since October of 2008.

COUNCILMEMBER PALTIN: In West Maui.

MS. NIELSON: Correct.

COUNCILMEMBER PALTIN: Thank you.

MS. NIELSON: Yes, mam.

CHAIR LEE: Members, any more questions? If not, thank you very much.

Madam Clerk.

COUNTY CLERK: Our next testifier is calling in on the phone with the last four digits 9200, 9200. To be followed by Peter Martin.

CHAIR LEE: 9200.

Madam Clerk, let's go to the next testifier.

COUNTY CLERK: Okay, our next testifier is Mr. Peter Martin.

MR. PETER MARTIN:

Let's see . . . well I turned on my speaker and also the video, but I guess it, it doesn't matter to see me. Oh, there I am, hi. Oh shoot, look old brah. Anyway, yes, I hope you, all these Councilmembers look over all the letters. I really like the support letters of course and they were mostly support letters, lots to read. I especially like Lori Gomez's that and she's been teaching what, 47 years at Lahainaluna, a very strong letter of support.

Let's see, I want to build houses . . . in Olowalu and Launiupoko. I have built a number of houses affordable, many of them 100 percent affordable, I think in Lahaina and in Haiku and in Waiale. And it's a joy to see these families get a chance. And they all, you know, we have the blessings and it's just a wonderful thing to see these families get a house and I'd like to keep doing it. The nice thing about Olowalu is it has water, we, I sent you something that explains that the, the idea that it's going hurt the reefs is foolish.

We have the skill, I mean our, my small company but we have, we do roads, water, sewer, all internally. We build our houses ourself, we have our own concrete crew. We did hire all union framers and, and we plumb, we didn't have a plumbing crew, but we do so much internally, I generally get super good bank rates. Own the land, like to build houses, 100 percent affordable for people on Maui, right here in Olowalu.

I live across the street, they are not happy, they come complain to me. My daughter and grandchildren and son-in-law live here. They can come . . . they don't like the house, we fix it. We just like to build houses, people want to live here. I want to do it, I own the land. They want to buy, pretty simple. But somebody in the way, one, one, one governments in my way. So all I . . . I guess I could beg, please, anyway, that's my story, I, I, I like my work, I love it here, love the local people. That's it.

CHAIR LEE: Okay, Members, questions? If not, oh, Vice-Chair Rawlins-Fernandez.

VICE-CHAIR RAWLINS-FERNANDEZ: Mahalo, Chair. Aloha, Mr. Martin, mahalo for your testimony this evening.

We, there was a question earlier and since you're joining us, were you one of the individuals that helped fund the survey that was referenced earlier.

MR. MARTIN: Yes.

VICE-CHAIR RAWLINS-FERNANDEZ: Mahalo.

MR. MARTIN: And, and also, I also was the one who sent the letter in from seven of the thirteen West Maui, the CPAC members, seven of thirteen specifically, and you can read the letter, said that they want affordable housing in Launiuopoko and Olowalu. So to say that the community plan like Albert Perez says that the members chose not to have people here, this is, this is not true. Somebody should explain . . .

VICE-CHAIR RAWLINS-FERNANDEZ: Mahalo, Mr. Martin. You answered my question.

MR. MARTIN: Bold faced lie.

VICE-CHAIR RAWLINS-FERNANDEZ: Mahalo, Chair.

CHAIR LEE: Okay, don't forget you're asking--

MR. MARTIN: Please read, please read the letter.

CHAIR LEE: --clarification questions of not previous speakers. Okay. Alright, any more questions? Thank you very much.

May we have the next testifier.

COUNTY CLERK: Chair, our next testifier is Rick Nava. To be followed by Dylan Payne.

MR. RICK NAVA:

Good evening, Chair Lee. Can you all hear me.

CHAIR LEE: Yes.

MR. NAVA: Okay, Councilmembers, good evening. I am Rick Nava, resident of Lahaina. The 22 Maui Islands Plan priority was to provide housing for our Maui families. To address this priority the Maui Island Plan designated areas where these homes are to be built. Now, West Maui Community Plan wants to change the areas as areas of stability, in other words, no housing, no growth. Our local families are begging for affordable homes. My daughter wants to be a homeowner. My son wants to return here to Maui to live but there is no homes, there's no inventory.

The changing the designated areas where it was originally designated for the, to build homes as areas of stability to me is very concerning. By doing so it will make it even more difficult for our locals to become homeowner, homeowners. Our families are leaving the island, and the biggest reason for that of course is that they can't afford homes. There is no affordable place for them to rent and of course, overall the cost of living here on Maui is very expensive. And having no place to live and does not give them any type of dignity and also they go on and find a place where it's a lot more affordable.

Please work with our homebuilders. Find a way for our local families to either become a homeowner so that they can return home and the, so that they can, you know, be able to become a, become a part of our community again. Thank you, Chair Lee and Councilmembers for allowing me to testify this evening.

CHAIR LEE: Members, do you have any questions? If not, thank you, Mr. Nava.

MR. NAVA: Thank you.

CHAIR LEE: Madam Clerk, how many more people do we have? Will the, do you think the staff needs, your staff needs a recess, short recess.

COUNTY CLERK: Six more testifiers. We, perhaps. I'm in a, I'm in a different room.

CHAIR LEE: Okay. Okay, let's take a ten-minute break, give every, the staff a, time to rest. Okay, so that means we'll be back at let's make it 8:50, 7:55, 7:55. Meeting in recess.

(THE MEETING WAS RECESSED BY THE CHAIR AT 7:43 P.M., AND WAS RECONVENED AT 7:57 P.M., WITH ALL MEMBERS PRESENT, EXCEPT MEMBERS KAMA AND KING, EXCUSED.)

CHAIR LEE: Will the Maui County Council public hearing for the West Maui Community Plan update of November 18, 2021 please return to order.

Shall we continue, Madam Clerk.

COUNTY CLERK: Thank you, Chair. Our next testifier is Dylan Payne. And Mr. Payne will be followed by Kaipo Kekona.

MR. DYLAN PAYNE:

Hi, good evening, Chair Lee and Councilmembers. I served on the CPAC, and at CPAC we had a lot of meetings that went to about this hour so I'm, I'm seeing a really familiar look on all of your faces and understand what that means, so I'll try to keep this as brief as possible.

My name is Dylan Payne. I, I live in Olowalu. I graduated from Lahainaluna High School and went off to college, majored in Planning and I actually did an internship with the Maui County Planning Department, Long Range Division in 2009, I believe, yeah, it was the summer I got married. And they were going through the Maui Island Plan and I kind of got to be a fly on the wall for that process somewhat and I just thought gosh this is a Herculean effort, you know, they're putting a lot of, they're taking this very seriously.

And then fast forward, you know, to today, and here we are and we're updating the West Maui Community Plan. And as, has been rehearsed by lots of testifiers tonight, they, they don't really jive with one another. You know, I'm not quite sure how that all works itself out. Time, you know, changes things. But, there are a lot of places where they, they just don't agree at all. And, you know, I think that does need to be looked at.

I, a lot of the people that have testified tonight have been involved in this process for a long time. Most of them are you know, special interests or activists and I suppose that's just the nature of the process that those are the types of people that you get that show up at these, these gatherings. But I, and I don't know if there's really a good way to capture, you know, what, what the average Joe really thinks, what people really want to see happen over the next 20 years, here on this island.

But I, I do know that I, I work as a realtor, and I've been involved in, in the construction and sale of a lot of workforce housing projects over the past few years and that's been one of the highlights of my life to be able to help people . . . friends and peers to, to get a home. And there's some things in the draft of the community plan that would make that moving forward very difficult.

I sent you written testimony that shows that . . . price homes for sale . . . right now start at \$995,000 and go up to, I think it was \$2.6 million. And that's just, it's out of reach



for so many of our people. So, if there's one thing that I could leave you with tonight, I would, I would really plead with you to, you know, remove Policy 3.4.2 that prohibits and just really discourages workforce housing south of Puamana. I would say get rid of that. If you do that, that doesn't mean that there's going to be a bunch of housing built in those areas, but it means that you're going to give it a chance, that you're going to listen to it in the future. You can still say no, cause quite frankly, all of those proposals will come right back to you and this body for approval at, at that given time.

And maybe five years, ten years down the road, some of these projects that have been included in the plan still haven't gotten off the ground, because heck, they, they were all on the West Maui Community Plan that was done in 1996. So I would, I would just plead with you to do what you can to make housing more attainable for, for the people here. As I watch this process I know a lot of people care about . . . those are all important, have a place to live, that stuff kind of doesn't matter.

CHAIR LEE: Can you conclude, please, Mr. Payne.

MR. PAYNE: Thanks.

CHAIR LEE: Thank you. Members, yes, Vice-Chair Rawlins-Fernandez.

VICE-CHAIR RAWLINS-FERNANDEZ: Mahalo, Chair. Mr. Payne, mahalo for your testimony and mahalo for keeping it as brief as possible. Oh, you still there.

CHAIR LEE: Mr. Payne.

MR. PAYNE: Yes.

CHAIR LEE: I think, yeah he's still there.

VICE-CHAIR RAWLINS-FERNANDEZ: Oh, okay. I have a question. Okay, there, okay, thank you. So I just wanted to clarify in your testimony you said special interest and activist. I just wanted to have a better understanding of what you mean by activist. And the second part to that question is how does an activist, how do you differentiate an activist from a regular Joe. Mahalo.

CHAIR LEE: Mr. Payne.

MR. PAYNE: Good question. I, you know, I'll email you cause I don't want to take up more of your time, but I think it's people that, you know, the word NIMBY comes to mind, or even bananas, you know, which is an acronym for don't build anything near anyone

never, ever, you know. But I, I, I'll email you, I guess, or I'll email the, the Council because that's, it's a hard thing to define. But yeah, thanks for the question.

VICE-CHAIR RAWLINS-FERNANDEZ: Mahalo, I just was wondering what you meant by, in the context of your--

MR. PAYNE: Most, mostly called it the NIMBY component of like I've got mine, I've got my home, I don't want anything else built anywhere around me because I got mine and I don't want anybody else to show up sort of thing.

VICE-CHAIR RAWLINS-FERNANDEZ: Okay, that's what you mean by activist.

MR. PAYNE: Yup.

VICE-CHAIR RAWLINS-FERNANDEZ: Okay, mahalo, Mr. Payne. Mahalo, Chair.

CHAIR LEE: Members, any more questions?

If not, Madam Clerk.

COUNTY CLERK: Our next testifier is Kaipo Kekona. To be followed by Kahala Johnson.

MR. KAIPO KEKONA:

Aloha, mai kakou. You guys can hear me.

CHAIR LEE: Yes.

MR. KEKONA: Okay, aloha. My name is Kaipo Kekona, I'm born and raised here on Maui in Lahaina, still living here in Lahaina and happy with that. I'm now currently a farmer for occupation. And I also served on the CPAC in 2006 to 2010, I believe it was with like an extension on our three-year term thing, but four years of volunteering time to the plan. I can relate to having something poured into all your effort. I was, I was not a parent when I got into that plan, and I left as a parent with two children. So a lot of change, a lot of growth.

I can support the community plan, or the most of it. I, I can recall even being a part of the Ka'anapali 2020 development plan, and although it is past 2020 and we haven't seen anything yet, for the most of it I, I'm comfortable with the project. I don't really agree when seeing all these projects talk about providing a school within their projects because it's just I feel like a way to get more sympathy towards their project and I don't

think it's a realistic thing. We'd have like nine schools all of a sudden developed in West Maui and we just got to kind of weed through those I guess as it goes.

Pulelehua is another good project that I can see us supporting and, and understanding. And I'm not sure I really support what's happening up on the Kapalua Ridge and all of those higher homes up there. I think we need to look into that a little more in detail. And I'd like even as Councilmember Rawlins mentioned earlier that we would have to consider all plans that we work with now to be adjusted to newer technologies and findings and things that have changed in the time.

Much one consideration is the State's finally owning up to their Constitutional right in the interim midstream flow standards and that's going to affect us in a lot of ways. The County currently right now is going through their water development plan. That should be considered once, when looking into these other plans.

Yeah, I don't support Olowalu's growth, just because its way outside and it's more of a sprawl factor from where things are already taking place and just the infrastructure and impact. And I don't believe there's adequate water in the area to have that sustainable, let alone the impacts that we will see on the reef system out there, which is qualified to be one of our healthiest reef systems that we have left.

The Makila section is, you know, majority of the people, all of the people, and even some them that didn't voice their opinion today have direct conflicts of financial benefits to those, to that project. And they gave testimony tonight and seven of the members that were on the community plan also had conflicts of interest within the, you know, the main areas in that area from Olowalu to Lahaina. And, the community plan still came out the way it did. So that kind of speaks already for itself, I'm not sure if everybody agree with me, probably not, but I think that says enough. Some of um are actually employment under majority of that water, or that landownership agencies and all of their aliases in one way or form of another.

So I don't support those kinds of projects, the controversial existence right now with our community and the, and some of the kuleana people that still fortunate to have land here in Lahaina from the Crown. I'll be wrapping up real quick. Some of those, that controversial situation of that waterline that's being installed goes directly right along the Makila development area and that's obviously going to be providing for that type of developments and we need to consider those. That's all I would like to wrap up with. Thank you.

CHAIR LEE: Member Paltin.

COUNCILMEMBER PALTIN: Thank you, Chair. I just wanted to clarify the Kapalua Ridge statement. Were you referring to Plantation Estates and Honolua Ridge and was it you're saying keep it in ag.

MR. KEKONA: Yeah, yeah, for, for, yeah for the most of it that's exactly, I'm referring to those projects and I would like to keep it as ag, yeah and find a way to regulate that ag system, that ag farming.

COUNCILMEMBER PALTIN: Okay, thank you, wasn't sure on the Kapalua Ridge. Thank you.

CHAIR LEE: Any more questions? If not, thank you, Mr. Kekona.

MR. KEKONA: Mahalo.

CHAIR LEE: Madam Clerk.

COUNTY CLERK: Our next testifier Chair is Kahala Johnson. To be followed by Linda Magalianes.

CHAIR LEE: Kahala Johnson.

MR. KAHALA JOHNSON:

Hi can you hear me.

CHAIR LEE: Yes.

MR. JOHNSON: Okay, perfect. (*Spoke in Hawaiian.*) Hi, my name is Kahala, I'm from Waiehu . . . land back now. My father is a Kekahuna, we have mo'olelo mo'okū'auhau, aka receipts to Olowalu. So, I'm not here to play.

The proposed development in Olowalu is against the consent of the community. A small vocal minority of rich entitled developers, together with their paid lawyers, consultants and collaborators, continue to repeat and disseminate a savage conspiracy maintaining otherwise. While a few of these loud vocal minorities have expressed emotionally overwhelmed opinions in the past, we cannot let tear-streaked tantrums and colonial visions overrule the voices of the community who have already spoken on this issue.

One of my favorite non-Hawaiian experts on things Hawaiian, once you worked on Mr. Martin's project, will be fulfilling the wishes of residents and that the proposal was sensitive to Hawaiian culture. And I want to respond to the statement by Councilmember Yuki Sugimura published in the Maui News in 2020 because I sincerely want to believe with all the kapu aloha in my gay activist heart, that Mr. Martin's project is in fact a Make A Wish Foundation answer to housing in disguise. And not the tone deaf million, millionaire gentrification of Olowalu and Launiupoko, it may or may not be.

Unfortunately Martin's . . . of Hawaiian women standing to protect iwi and aina in West Maui raises the reddest flags for me. And those flags are raised even higher considering the company he chooses to offer testimony in his behalf. Yeah, the feminist and activist in me felt the cringe . . . so I'm just going to have to break the silence and call that out as a survivor of abuse.

With that in mind, I want us to think forward, not backward, to think progressively and on the same team so that we do not let these rich patriarchs dictate and colonize the future of our community. I am not an average Joe, I'm a member of a colonized people who constitute the highest statistics in terms of homelessness in our own land. And who will most likely not be able to afford any of these houses even though they are built on our aina. Mahalo Council, it's late, . . . colonizers suck my soul, so I won't be taking questions, just . . .

CHAIR LEE: Member Sugimura.

COUNCILMEMBER SUGIMURA: Thank you. So I'm curious, what, what, this is Yuki Lei Sugimura, what did you quote me from?

MR. JOHNSON: Yeah, that's the Maui News 2020, you can check that out. But again I don't.

COUNCILMEMBER SUGIMURA: About what?

MR. JOHNSON: . . . I'm tired.

CHAIR LEE: Okay, we can, we can.

COUNCILMEMBER SUGIMURA: I'm just trying to clarify--

CHAIR LEE: Mr. Johnson, why don't you email--

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR LEE: --Member Sugimura the answer to the question, cause that might be a long conversation.

COUNCILMEMBER SUGIMURA: Okay, I would love to have a conversation with him. Thank you.

CHAIR LEE: I'm sure you would. I know all of us probably would.

Member, I mean not Member, but Madam Chair, Madam Clerk. Throwing me off already. Past my bedtime.

COUNTY CLERK: Chair, our next testifier is Linda Magalianes. To be followed by Wello.

MS. LINDA MAGALIANES:

Aloha, can you hear me? Aloha, my name is Linda Naina Magalianes and I am a lineal descendent of Olowalu. I, I would, I would like to adopt the CPAC. First and foremost, Peter Martin, you don't own any lands there, I told you to find the paperwork. And, being that there's a lot of cemeteries there, and the 2020, like some of us said, I never even heard about the 2020 and it's 2021 already. Put that on the side. Let's start from one at a time, not one whole shebang of everything one time. That's too much for everybody to even follow through on what you folks are doing.

I, I attended a lot of the CPAC meeting and you know twice they got shut down in Olowalu, Ukumehame, Kauaula, enough is enough already. Show the paperwork, that's the bottom line, you no own nothing. Thank you.

CHAIR LEE: Members, questions. I don't see any hands. No questions. Thank you.

Member Sugimura, just for clarification. I wasn't trying to cut you off necessarily, but because it's a human reaction when somebody criticizes you or any of us to want to respond. Right.

COUNCILMEMBER SUGIMURA: I just want clarification. I, I'm fine. I just wanted to know what he was quoting. I'm totally fine. He can, he can send me something.

CHAIR LEE: No, no, but it's not really, my concern was it had probably nothing to do with the West Maui Community Plan. So, you know, having an conversation not germane to tonight's subject was what I was fearing would happen. That's all.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR LEE: I didn't mean to cut you off.

COUNCILMEMBER SUGIMURA: Thank you.

CHAIR LEE: Madam, Madam Clerk, please.

COUNTY CLERK: Chair, our next testifier is Wello. And Wello will be followed by Karen Comcowich.

MS. CONSUELO APOLO-GONSALVES:

Aloha, can you guys hear me?

CHAIR LEE: Yes.

MS. APOLO-GONSALVES: Hi, my name is Consuelo Apolo-Gonsalves. I was born and raised here on Maui all my life. Thirty-two years of my life I spent it in Lahaina. I have a 31 year old daughter and I would like, love to see her getting one affordable home and not this crazy prices that we see today. But, yeah, I gotta echo that, what, what Linda was saying about the lands being Peter's. It's not, and we all know that.

But anyway, my concern is, you know, I mean it, the 2020 neva worked, we, we in 2021 already. I mean my daughter is 31 years old, she going wait 31 more years for get something affordable. And then this part about Peter wanting to do things for the community. If he wanted to then why is he pinpointing who can get what. That's really not giving us chances, you know. So, I, I'm, I'm for the West Maui Community Plan. And please make it happen. I mean you guys doing a terrific job and all these people going come after you guys because why, they not the ones who making the money. Enough is enough already. Time for think about us. Thank you, mahalo.

CHAIR LEE: Thank you. Members, questions. Alright, no questions.

Madam Clerk.

COUNTY CLERK: Next testifier is Karen Comcowich. To be followed by Tammy Harp.

MS. KAREN COMCOWICH:

Aloha ahiahi. My name is Karen Comcowich. Although I was very involved in the development of this plan starting as a West Maui alakai and continuing as a CPAC member, I'm speaking on my own behalf. This is the West Maui Community Plan. It is not the developer's plan, nor the large landowner's plan, nor the community from 20 years ago plan. It is the West Maui Community Plan. The maps in the Maui Island Plan are a guideline. It gives the largest boundaries CPAC is allowed to fill-in with potential development.

The West Maui Community Plan is the chance for the community to say where we prefer to see growth. The area designated above Hanakao'o aka Canoe Beach was supported by the community to be left undeveloped because it is a break between Lahaina and Kaanapali. It is the last little bit of greenspace above the beach used for canoe practice and local gathering.

Further Olowalu is a terrible place for development, above the mother reef for the islands. This is an area that the community always comes out against. Be strong and kill this zombie.

Regarding Plantation Estates, the West Maui community wants this area to be agriculture. The owners are lovely and very involved, but their outreach to diverse community input is lacking. The broader community supports agriculture for . . . estates.

Some of the testifiers mentioned a lack of area available space for affordable housing. There is ample land designated for growth. We have space to grow affordable housing. Please support the West Maui Community Plan land use maps. We spent hours listening to testimony and developing a plan that balances the desires of developers and landowners with the needs of the community.

I support the addition of a policy for the West Maui Greenway provided by Donna Clayton. Thank you for your time and for having this late long meeting. Aloha.

CHAIR LEE: Members, questions. If not, thank you very much.

Madam Clerk, how many more do we have.



COUNTY CLERK: We currently have two more testifiers signed up.

CHAIR LEE: Okay, call the next one.

COUNTY CLERK: Our next testifier is Tammy Harp. To be followed by Victoria Kaluna Palafox.

MS. TAMMY HARP:

Aloha, Chair Lee, Councilmembers, ohana and friends. My name is Tammy Harp, a shoreline gatherer of the Lahaina district by trade. Mahalo for this opportunity to share manao. If Kaanapali gets approval for sand replenishment then they need to give back something to the aging community. Their mauka holdings adjoining Hawaiian Home Lands should go towards kupuna care, housing, hospice facility for residents. It is the aging West Maui community who were a part in some way or another which helped sustain Kaanapali to what it is.

Also as for the Plantation Estates, you know, speculative investments wind up that way, you know, unhappy with what, what get. And I think there's a possibility that they could work within their community with families who would like to come malama the aina. You know, and work some kind of a something, you know, out of it, you know the families from their community, you know, their, their area.

Also too, about the TAT, the, the CFD or the CFID, I think we should have more percentage from the TAT revenues invested in Lahaina District Community Facilities District Fund. And then, it is our natural resources that draws paying sightseers. They are, you know, they, they impact us and especially the old time families, you know, and many a times they end up coming and buying, and staying and trying to change things.

But anyway, also about Olowalu, like Uncle Harold Kaniho said in Lahaina Winds of Change *[sic]* by Uncle Eddie Kamae and Aunt Myrna. The land was quite rocky and from what he was saying it was like unsuitable, you know. They always had problems out there growing the sugar cane. And then also too, by the store where Monsanto used to be, you know, they got out because they claimed their project area is contaminated. So, I don't know, maybe you gotta go do one hemp farm with a manufacturing thing out there. Because it's not suitable for humans. So might as well economic engine for the communities, you know, the community.

Also to, what happens with the, the Kahoma Village Housing. Does the County have spare land, you know, with, within infrastructure kind of areas or, you know that, that could be. May I continue?

CHAIR LEE: Ms. Harp, could you finish in about a minute or so.

MS. HARP: Yes, I, I, I'll try be fast. Could it be, I got it written down, could it be relocated on lands the County got from Pioneer Mill to appease housing credits. The batch plant, is it in an area where there is light industrial kind of environment. Also to make sure all maps have correct boundaries. We don't need a repeat like the pie shaped house at Mala which impacted my access, which made it unsafe for many to gather from the shoreline.

And also to, I just wanted to mahalo all those who participated in this process to ensure some form of long-term sustainability for the, the Lahaina district. And one last thing, we need to kapu our mountains from developments. No grading, shaving, excavating. Our mountains should remain quiet and still. Also no pu'u should be shaved and altered. I think that's it, mahalo.

CHAIR LEE: Thank you. Members, do you have any questions. If not, thank you again.

Madam Clerk, please call the next testifier.

COUNTY CLERK: Chair, our next testifier is Victoria Kaluna Palafox. Followed by Dawn Hegger-Nordblom.

MS. VICTORIA KALUNA PALAFOX:

Aloha, Madam Chair Lee. Can you hear me?

CHAIR LEE: Yes, yes we can.

MS. PALAFOX: Thank you, thank you. Aloha Members, County Council. My testimony will be sweet and short. I support the West Maui planning. We worked many years as a community residents. I live in Ukumehame, my two generations of grandparents have come to live in Olowalu. I have my grandparents still buried there at the old Olowalu Church which was the Lanakila. And her father was buried across the street where Camp PECUSA is. And that cemetery has been plowed over.

I am against Mr. Peter Martin and his development in Olowalu for such disrespect. For many many years, I worked over there in Olowalu, way before Mr., his development came in. And they were DLNR sites, boulders that had plats on it, that labeled that area where Camp PECUSA is to not to touch. There were three big stones and I talked before with DLNR and I reported this so much. Nobody cared about it, the

development went in and took all those site numbers away. Those site numbers also said do not remove. Today you cannot find that. My grandfather's place where he was buried is not there anymore. He plowed over. So how come.

Olowalu is a very sensitive area, especially by our ocean. When we were younger we use to dive there, so much baby fishes use to come from there. I remember. Today when we go and dive, our children, cause I cannot go in the water, they are still none, and they are trying to thrive, they are trying to replenish. Especially the uhu, the uhu, the one who creates the sand for us. That is important, Olowalu was ace for the uhu before.

But any way, e kala mai I am against any projects going on in Olowalu because of the sensitivity of that area. And I agree that that area was made, and he wants to make it only for the rich. And I've never seen him ever build affordable houses in Lahaina. What I saw him do though is offer land to his employees or people of his choice to purchase lands for him in private areas. And we find that these private areas are kuleana owned by families that are still living in Lahaina. If that's the kind of development Mr. Peter Martin brings to Lahaina, no thank you. You can keep that type of development.

What we need is someone, a development company that really wants to work with the people and help us to develop strong healthy communities so that we can strengthen our aina and our district so we can better the lives of our people in Lahaina. I know that the residents in Lahaina, we can work together into making our community a stronger place for us today and a better place for our children tomorrow. Let's work together. Let's ku. Mahalo, Councilwoman Lee.

CHAIR LEE: Thank you, Ms. Palafox. Thank you very much. Any questions, Members. If not, may we have the next testifier.

Madam Clerk.

COUNTY CLERK: Chair, our next testifier is Dawn Hegger-Nordblom. Followed by Nameaatea Hoshino.

MS. DAWN HEGGER-NORDBLOM:

Good evening, everyone. This is my cat tower behind me, no cats right now, jumping on my desk. Listen, I wanted to say thank you for everybody to testify and also for all your hard work on the County Council. I really appreciate it. I do appreciate Maui Planning Commission as well.

I'm going to start from the Kapalua side. I did get a chance to talk to Plantation Estates, you know, regarding the ag versus rural designation. And because I worked for DLNR in the past, in the conservation district as a regulatory planner, I do feel that it should always, ag should remain in ag and the reason why I say that is because from a State level, you know, you don't want to keep these, you don't want to keep perpetuating gentlemen lots, or gentlemen farms.

I was going to say that with climate change and sea level rise, I think that a lot of the plans that have come before you as far as housing, I would think, I did, I'm not really sure how I voted for the Ka'anapali 2020 part. But I would say that if there's an opportunity for the Ka'anapali 2020 Committee, which I am a part of . . . if there is some give and take, it would actually be very nice for people to, it would be nice to see some solution worked out where part of the property could be kept in greenspace for that canoe halau and you know for them to be, go ahead and do housing.

As far as Olowalu at Launiupoko. You know, sometimes I go up there to do mobile notaries and some of the houses up there, just crazy, beautiful, amazing, lots of water, and lots of lawns. But my point is is that at some point, we have to focus on affordable housing for people and infill areas that have infrastructure and really concentrate on transportation oriented development. Those areas that people can actually take the bus, they can walk, they can walk to the store. You know these communities are so far out there, it is cultural historic site. If there was ever development out there, which I don't support, I would like to see that there's more archaeological, cultural, and historical, I guess saving there.

And I would, I would actually say that's the same for Kapalua as well because, you know, everybody is, nobody ever mentions tourism in the whole scope of things. But we have a lot of tourist here and the . . . numbers is, you know, 60,000 people at any given time, that's 40,000 tourist and 20,000 residents going back and forth on the highway. You know, at the end of the day, what it becomes is the quality of life is being impacted for West Maui residents.

So with all that in mind, I just wanted to say thank you. I just want to say that I'm also on the Environmental Council, so, for the State of Hawaii, so, and I was a previous land use planner for DLNR, and HART, and Army Guard. So if you have any questions, I'd be happy to answer.

CHAIR LEE: Thank you. Members, any questions. If not, thank you very much.

Madam Clerk.

COUNTY CLERK: Chair, our next testifier is Nameaaea Hoshino. To be followed by Jade Chihara.

MR. NAMEAAEA HOSHINO:

Aloha, you guys can hear me?

CHAIR LEE: Yes.

MR. HOSHINO: Aloha, my is (*Spoke in Hawaiian.*) . . . my name is Nameaaea Hoshino, born and raised in Lahaina. For myself, yeah, I do support West Maui Community Plan and hopefully it can help a lot of our people here on the west side. And for me, you know I totally against the whole idea of what Peter Martin's, of this great white hope, in sense of he's bringing, of bringing housing to our people, the people here. But, you know when you talk about Olowalu, it's a very, like a lot of people say it's a very sensitive area and what's doing right now, of these projects of especially that Olowalu, that sensitive area. Yes, you have archaeological sites, even might become even sea rising because of what's happening there. You could see it when you driving to Lahaina.

And, you know a lot of the issues that, that I see, especially what's happening in Maui Lani, there's a lot of desecration that's happened in that area. So what you would think that's going to happen if that development . . . goes through. And I was born and, you know I was raised over there and you know, I can tell you a story that what happened in, when there was a fire in Olowalu and . . . things that was, that took place are one of my grandma's sister's actually lost their home in the fire. But they saved everybody else. And, you know, the . . . compliments of what Peter Martin could do, provide for them is . . . , yeah, didn't provide any housing. So what does it teaches you in, in the respect of he's going to offer people better housing. To me that's one concern because there's a lot of broken promises that he tells people.

And you just look at what's happening in Launiupoko. Yeah, there's water restrictions of how much water or even over charging them. And see, and these are the things that we have to deal with as, you know, people living here. You know, and I don't want that in the next generation to suffer because already we having traffic. We have a huge population of tourism that's coming here every day, especially now in the holidays you going see this impact. So what, what's going to help especially if development in Olowalu is going to cause. And so, for my concerns and for my, you know, responses to Olowalu, aole, no, we don't need a lot of that development there. And so mahalos. Aloha.

CHAIR LEE: Members, any questions.

Madam Clerk.

COUNTY CLERK: Our next testifier is Jade Chihara. To be followed by Mark Deakos, and nobody is currently signed up to testify after Mark.

MS. JADE CHIHARA:

Good evening, everybody. My name is Jade Chihara, I'm born and raised in Lahaina. I live in Lower Lahainaluna Road, not Olowalu, not in any Plantation Estate. And respectfully I think everybody who's testified so far tonight is older than me, and perhaps better informed on these issues. I was recently given a stack of drafts and copies of the Maui Island Plan and understanding the Water Use Development Plan and trying to get . . . community.

But as a member of my age bracket and this generation, I'd like to speak on behalf of what matters to me and that's to insure sustainability and just management of our natural resources with, while these plans are on the table. If living with my family for a little bit longer and, and that means that the island remains in its beauty and its stability, I'm okay with that, while, while we figure it out in a just way.

I do want affordable housing, I love our local people too, but not in a manner that is detrimental to burial sites, to our natural resources and our streams and our oceans, historically important areas to the entire community consent and important areas and open spaces.

Mahalo for hanging in there, I'm realizing the stamina that each of you have. Thank you for the opportunity to speak.

CHAIR LEE: Well, thank you for staying up to testify. Members, any questions. If not, thank you, Jade, thank you.

Madam Clerk.

COUNTY CLERK: Our final testifier is Mark Deakos.

CHAIR LEE: Mr. Deakos.

MR. MARK DEAKOS:

Yes, mahalo Chair and Councilmembers. Thank you for working late in the night once again to hear the voice of the community. I'm Mark Deakos, 25 year resident West Maui. I do support the existing West Maui island, focuses on high density growth in areas that make sense for affordable housing, affordable living.

And if we look back at how West Maui has changed over the past few decades, I think most of us would agree that some adjustments in our designs would have been beneficial if we knew better back in the day. We may have avoided the loss of three miles of beaches, the buildings that are currently falling in the ocean, some of the worst water quality in the State. Our dried up streams and aquifers. Fifty percent of our coral reefs now dead, and part from the wastewater injection wells. The horrendous traffic we deal with, and fallow ag lands contributing to brown water events. And of course cost of living that's out of reach for most.

So clearly we've made some mistakes in our design and planning. But fortunately, we've learned from that poor planning and that's where the idea of smart growth comes from. Designing while we minimize those negative impacts. And I would even argue that we really need to transition to regenerative growth. That we actually heal the damage that we've done, not just minimize the damage. And this is what communities across the country are doing. And first and foremost criteria of smart and regenerative growth is developing close to existing infrastructures while preserving greenspace and ag lands such as Launiupoko and Olowalu.

Now with regards to the survey funded by Peter Martin. I just want to address . . . probably can't see it but essentially the take home message from his survey despite it being the worst way to do a survey, it shows that most people when asked where they would like affordable housing it's in, it's in Lahaina and Napili. It's places close to Lahaina.

And I want to show you another graph, at first glance you shouldn't ask a question like if affordable housing existed in Olowalu, would you live there. It looks like overwhelming yes, but it's actually 49 percent said no, which was shocking to me. Now the reason it looks like so many more people said yes is because they adjusted the "y" axis, the bottom of the "y" axis is at 47 percent. So it's a clear attempt to deceive, which gives you some insight on, on whether you should trust some of the comments that are being made.

So, why did they say no? Why do they want to live closer to Lahaina? Because if you're a low-income household, you don't want to have to rely on driving to school,

driving to work, driving grandma to get supplies. You want to be where it's convenient in your supplies and not have that added cost.

So I support the island plan, the West Maui island plan and I hope you do too as well. Mahalo.

CHAIR LEE: Thank you, any questions Members. If not, thank you, Mr. Deakos.

Madam Clerk.

COUNTY CLERK: Chair our next testifier is Kai Nishiki.

CHAIR LEE: Ms. Nishiki.

MS. KAI NISHIKI:

Good evening, Chair, Councilmembers. Kai Nishiki, speaking on my own behalf, although I am the Chair of the West Maui Community Plan Advisory Committee. It seems like there are a lot of paid consultants, developers, realtors, land speculators, and lawyers here tonight opposing the plan during this public meeting. I always find it interesting when you see a bunch of paid guys opposing the community plan, our West Maui Community Plan, which really took a monumental effort on behalf of the Long Range Division within the Planning Department doing extensive outreach with many stakeholders in West Maui for, for years, two or three years. And the lengthy public CPAC process with our large and diverse West Maui community. We focused on the quality of life for residents, and the needs of our community, and let that guide our actions. I believe this plan is a good reflection of a very thorough process.

I'd like to bring up some housing numbers provided by the Planning Department's technical resource papers during deliberations. It was estimated that the housing units needed in West Maui by 2040 was 6,923 and in the plan presented to you and the community we made possible 7,950 which is over a thousand more than was projected to be needed.

The Planning Director Michele McLean said that the lands that the CPAC is looking at, and I'm quoting "are for designations are within the growth boundaries, but they are not required to fill those areas up. There's way more land in the growth boundaries than is needed for the population projections for the planning period." She said, "So by leaving some of it as ag, or what is currently designated, that's fine for them to do."



Moving on to Hanako'o Beach Park. You know, it's home to West Maui's canoe clubs and where the State regatta is held when it comes to Maui. Also there's a large cemetery and really this is the last beach for locals to call their own in a sea of tourism in West Mau.

Amongst other considerations the CPAC was asked to plan for a 3.2 feet level of sea level rise in our deliberations. And we were asked to imagine a time when the entire Hanako'o Park and cemetery is under water and the new shoreline is mauka of the highway.

We were tasked with putting into place plans for our grandchildren, the future generations to continue to have access to the shoreline and celebrate and honor their culture. The most popular recreation in West Maui for tourist and locals according to a survey conducted by the Parks Department is utilizing the ocean and beach parks.

A shortage of beach parks and parks in general in West Maui was identified. In addition to the projected loss of up to 40 percent of our beach parks in the future. In fact it is happening right now with Puamana Park being closed. Many of our current West Maui beach parks are linear, thin strips along the coastline, not very wide with nowhere to go with sea level rise. So it is vital to protect mauka expansion of important coastal areas for future public access.

I encourage you to look at the big picture, not the individual sectioned maps, but look at the large map that shows the entire community plan area. Look, can I wrap up in a minute.

CHAIR LEE: Yeah, could you wrap up please, Kai.

MS. NISHIKI: Yes. Envision the next 20 to 50 years when Kaanapali is fully built out with thousands of homes. Villages of Leialii, Puukolii Mauka, Kaanapali Town North, etc. and also Lahaina Town. The park area provides a much needed break between Kaanapali and Lahaina.

We are very appreciative of the time, thoughtfulness, and community involvement of the original process of planning Ka'anapali 2020 back in the 90's. Like all plans over time, with new information and newly identified community needs, plans must adapt to stay current. Sea level rise and coastal erosion weren't even a part of the conversation back then.

Perhaps Kaanapali Land Management can just get started on Kaanapali Town North and then come back when the community plan is up for review again. Finally, the plan and the ten to one vote of the CPAC demonstrates and reflects support with all

members except for one voting in, in favor of the proposal for Hanako'o Mauka expansion. And I can provide the vote count if you need it. Mahalo.

CHAIR LEE: Thank you, Members, any questions. If not, thank you, Ms. Nishiki.

MS. NISHIKI: Thank you for the late night listening to the community. Good night.

CHAIR LEE: Good night.

Madam Clerk.

COUNTY CLERK: Chair our next testifier is Yvette Celiz.

MS. YVETTE CELIZ:

Mahalo, Chair and Council. Thank you for your time, I know it's late so I will try to speak briefly. My name is Yvette Celiz, I am speaking on behalf of myself. I also served on the CPAC, so I just wanted to say that I support the plan. You know, it's not perfect, but it's what came out of a very extensive community process.

You know, honestly, I didn't know what I was getting myself into when I first applied to join. I didn't know how many countless hours upon hours of public testimony that we would have to sit through and listen to. But you know that is a part of the . . . of the community voices as much as possible. You know, all I knew, all I thought was that, you know, I, I'm born and raised in Lahaina, but I just moved back home, you know, at the time that I applied, and I just wanted to find ways that I could give back to my community.

I work in human resources at a hotel in Kaanapali, we have about 400 employees, so again I'm not speaking on behalf of anybody. But you know from my own experience, those are the working class people that I thought of. Those are the everyday, you know, community members that I thought of, like to provide a better community for them to live in. And so you know, those, that's kind of what I kept in mind in terms of the needs.

But again, we wanted to do it in a way that is just, that doesn't exploit people, doesn't exploit land, you know, of course affordable housing is a huge need, but we want to make sure that it's done in the right way. So again, keeping it brief I just want to say that I support the plan and thank you guys so much for all your time.

CHAIR LEE: Questions. If not, thank you very much. May we have the next testifier.

COUNTY CLERK: Chair, we do not have anybody signed up to testify as of this moment and.

CHAIR LEE: Okay, ask again one more time.

COUNTY CLERK: If an individual connected to the public hearing has not yet testified but would like to do so, please identify yourself now in the chat. This is the last call for testifiers.

CHAIR LEE: Do you see anybody. Yes, no?

COUNTY CLERK: No.

CHAIR LEE: No. Members, are there any objections to receiving written testimony into the record and to closing public testimony?

MEMBERS VOICED NO OBJECTION.

THERE BEING NO OBJECTION, WRITTEN TESTIMONY  
RECEIVED FROM THE FOLLOWING WERE MADE A PART OF  
THE RECORD OF THIS MEETING:

1. Donna Clayton;
2. Gary W. Grube;
3. Mandy Saito, Kaanapali Land Management Corp.;
4. Chad Fukunaga, Kaanapali Land Management Corp.;
5. Patrick K. Wong, Carlsmith Ball LLP;
6. Elle Cochran;
7. Michael Gronemeyer;
8. Jonathan Kindred, Plantation Estates Lot Owners Association;
9. Saman Dias, Maui Bicycling League;
10. William J. Aila Jr., Hawaiian Homes Commission;
11. Cassandra Abdul, Nā Hale O Maui;
12. Lee Chamberlain;
13. Lorrie Betsill Nielson;
14. Peter Martin;
15. Dylan Payne;
16. Jade Chihara;
17. Teresa Adams;
18. Myrna Ah Hee;
19. Jeff Anderson;
20. Debbie Arakaki;

21. Tom Blackburn-Rodriguez;
22. Michaellyn Burke;
23. Paul Causey;
24. David Deleon;
25. Brian Egan;
26. Robb Finberg;
27. Fred Findlen, Hyatt Regency Maui Resort and Spa;
28. Gordon Firestein;
29. Cesar E. Gaxiola, J. Walter Cameron Center;
30. Donald R. Gerbig;
31. Jerry Gibson, Hawai'i Hotel Alliance;
32. Kelli Gomes;
33. Lori Gomez-Karinen;
34. Steve Goodfellow;
35. Tamar Goodfellow;
36. Joshua Guth;
37. Hawaii Regional Council of Carpenters;
38. James Haynes;
39. Mel Hipolito Jr.;
40. Kai and John Kaahui;
41. Soncy Kaahui;
42. B. Kakahara;
43. Derek Kanoa, Hilton Grand Vacations;
44. Shalia Keahi;
45. Doris Lang;
46. Clifford R. Libed;
47. Michele Lincoln, Protect and Preserve Kahoma Ahupua'a Association;
48. Ali Linder;
49. Peter Longhi;
50. Brian McCafferty;
51. Brinton Meadows;
52. David Medina;
53. Ken Moore;
54. Mark Nigh;
55. Nyla Nolan;
56. Lucie Ormsby;
57. Pacific Resource Partnership;
58. Karl P. Piotrowski;
59. Douglas G. Pitzer;
60. Lori Powers;
61. Barrett Procell;
62. Leilani Pulmano;

63. Michael Pye, Fairmont Kea Lani;
64. Pamela Reader;
65. Karl J. Reul, Kaanapali Golf Courses;
66. Hinano Rodrigues;
67. Rick Ryniak;
68. Judy and Pete Siracusa;
69. Matthew Smith;
70. Paul Subrata, Maui Land & Pineapple Company, Inc.;
71. Gerald Tanaka;
72. Tiffany Teruya;
73. Wallace Tom;
74. David Ward;
75. Anita L. White;
76. Amy Wisthoff-Martin; and
77. Lee Anne Wong.

CHAIR LEE: Alright. Do we have anything else?

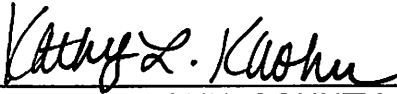
Madam Clerk, before I adjourn the meeting.

COUNTY CLERK: Just double checking. No, that takes care of the business before the body.

CHAIR LEE: Well Members its approximately 8:51 *[sic]* and this public hearing is now adjourned.

### ADJOURNMENT

The public hearing of *NOVEMBER 18, 2021*, was adjourned by the Chair at 8:50 p.m.

  
\_\_\_\_\_  
KATHY KAOHU, COUNTY CLERK  
COUNTY OF MAUI, STATE OF HAWAII

## County Clerk

RECEIVED

**From:** Donna Clayton <donnajclayton@hawaii.rr.com>  
**Sent:** Monday, November 15, 2021 11:01 AM  
**To:** 'Lee Chamberlain'; County Clerk  
**Cc:** 'Saman Dias'; 'Clint Master'; 'Leo Nakayama'  
**Subject:** RE: West Maui Community Plan Testimony

2021 NOV 15 AM 11: 22

OFFICE OF THE  
COUNTY CLERK

You don't often get email from donnajclayton@hawaii.rr.com. [Learn why this is important](#)

Hi Lee,

Yup, got this info but can we still ask or the inclusion of Jan's suggested wording or is it too late?

The policy could be: "Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."

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**From:** Lee Chamberlain [mailto:Lee@ridesmartmaui.com]  
**Sent:** Monday, November 15, 2021 10:48 AM  
**To:** County Clerk  
**Cc:** Donna; Saman Dias; 'Clint Master'; Leo Nakayama  
**Subject:** West Maui Community Plan Testimony

The WMCP states in. Section 4 | Implementation and Monitoring  
2.12 Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

**In order to accomplish this The policy could be: "Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."**

Please use your leadership to support Hawaii's Bike Plan, Hawaii's SB1402 and the WMCP to modernize Hawaii's ground transportation infrastructure by providing additional metrics, considerations, and assistance to the department of transportation in order to move Hawaii forward into the twenty-first century. Please implement a comprehensive plan for the establishment of any portion of the following on Maui as required by SB1402.

"[https://www.capitol.hawaii.gov/session2021/bills/SB1402\\_.HTM](https://www.capitol.hawaii.gov/session2021/bills/SB1402_.HTM)"

- (1) A contiguous network of bicycle and pedestrian pathways connecting all public schools and libraries in each school complex area to one another, and to its respective state and county transportation infrastructure, in which intersections with other modes of transportation shall be minimized; provided that the pathway network shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation;
- (2) A contiguous network of bicycle and pedestrian pathways connecting commercial business and shopping hubs to residential areas, and to its respective state and county transportation infrastructure, in which intersections with other modes of transportation shall be minimized; provided that the pathway network shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation; and
- (3) Pedestrian exercise and active health pathways of meaningful length in which intersections with other modes of transportation shall be minimized; provided that these pathways shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation, and easily accessible to residential and high

density communities where appropriate.  
I Support the West Maui Greenway.

Sent from [Mail](#) for Windows



Virus-free. [www.avast.com](http://www.avast.com)



Donna Clayton  
255 Kaulani Dr.  
Pukalani, Maui, Hawaii 96768

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2021 NOV 15 PM 3:26

OFFICE OF THE  
COUNTY CLERK

Date: November 15, 2021

To: Council of the County of Maui  
From: Donna Clayton/Na Ala Hele – Maui Council and West Maui Greenway Alliance

Aloha,

I would like to testify on the acceptance of the draft West Maui Community Plan. I first want to say that this huge undertaking was a joy to be a part of as the work with the community was handled so well and our get-togethers were engaging, collaborative and fun.

I am in support of accepting the draft West Maui Community Plan with the following addition:

The West Maui Community Plan states in. Section 4 | Implementation and Monitoring 2.12 Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

Also, Section 2 requires landowners to evaluate and adjust proposed projects to fit the community's vision for the future. I feel clarifying wording is needed to avoid conflict in the future. Please consider adding:

**"Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."**

If something is not required, it can be avoided. The West Maui Greenway is a high priority in West Maui and this additional wording will help ensure that working together – the County, State and Community – we can make the West Maui Greenway a reality.

Mahalo for your time.



November 18, 2021



Council Chair Alice Lee and the Members of the Maui County Council

**Re: West Maui Community Plan - Testimony Regarding Designation of Plantation Estates as Rural Residential**

I submit this testimony personally and on behalf of Hua Momona Farms, LLC and GFM Partners LLC to provide a farmer's perspective on this topic.

I own and operate Hua Momona Farms LLC on the GFM Partners LLC Lot 23 in the Plantation Estates HR II neighborhood, with an area of about 25 acres, and being TMK (2) 4-2-009:023, providing vegetables to Maui restaurants and consumers for several years. We are a small family farm in a low density large lot residential estate neighborhood. I understand there are over 100 lots in plantation Estates and our 25 acre lot is one of very few that are of this size, positioned at the far east end and highest elevation of the neighborhood. 100% of our product is consumed in Maui.

**Rural Residential Land Use Designation makes sense, Agriculture Designation Does Not.**

I was attracted to purchase the 25 acre lot to build a house much like the current estate homes of the neighborhood in the Kapalua resort that surrounds the Plantation Golf Course. Since our 25 acre lot was one of the very few that are greater than 5 to 7 acres, I secondarily had an interest to develop a family farm to go with a house. Ultimately, I decided to postpone building the house to favor developing the family farming operation. My hope was that once profitable, the farming operations would justify funding the addition of the house. It's been 5 years and we still have not been able to justify building a house. In my opinion, as an experienced business person and farmer among other things, small-scale commercial agriculture in the Plantation Estates neighborhood is not economically possible due mainly to poor soil conditions, limited water supply, and high winds.

I feel that the current legacy agriculture land designation just won't make the economics work and won't attract even the smallest of commercial farming operations to the neighborhood going forward. I understand that the rural residential designation was not available when the neighborhood was originally created. The designation of rural residential best fits the makeup of the Plantation Estates neighborhood.

The cost of farming in the Plantation Estates neighborhood is higher than other areas on Maui due to several factors including: wind, terrain, soil washed out of nutrients, and limited water supply. A viable Plantation Estates specific farming business case is challenging to abate the wind, terrain (e.g., gulches, pitch), and provide soil amendments to overcome low natural nutrient levels and the plastic debris left behind from so many years of pineapple farming.

I know of several neighbors that wanted to farm next to their homes but stopped once the totality

of the hurdles became clear (e.g., layers of plastic debris from pineapple farming). My farm is just one of a few lots above the heaviest plastic debris areas (e.g., at the highest elevation), so we have a slight edge.

Between natural rain and neighborhood water supply, our small family farm barely has enough water to maintain operations. I can't imagine even one more farming entity relying on our neighborhood water source and natural rains. Our small farm spends as much as \$1,500 each month on irrigation water and hope it's available. Natural rains are just not enough.

**The whole of Plantation Estates is simply a Rural Residential neighborhood**

It's common sense that others will not build new farms to improve Maui food security because of the land use designation, especially amongst estate houses in a resort neighborhood. Correcting the land designation to rural residential won't prohibit anyone from farming but it will recognize what the true nature of the neighborhood is with a designation that is now available.

I fully support the request from the Plantation Estates Lot Owners Association (PELOA) to designate all of Plantation Estates as "Rural Residential". I feel it is aligned with the reality of the neighborhood make up.

I have been working constructively with PELOA leadership to ensure that a change in designation will not result in any negative consequences for my agricultural activities. I'm comfortable that their actions and intentions are supportive of the continuation of my farming operation within Plantation Estates. I'm supportive of the PELOA management team and I support the change in designation to Rural Residential for the totality of Plantation Estates.

Sincerely,

Gary W. Grube  
Individually and as Owner & Manager of Hua Momona Farms, LLC

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Kaanapali Land Management Corp.

275 Lahainaluna Road • Lahaina, Maui, HI 96761 • t: (808) 661-9652 • f: (808) 667-9658 • www.KaanapaliLand.com

*Honoring our roots.  
Preserving our spirit.*

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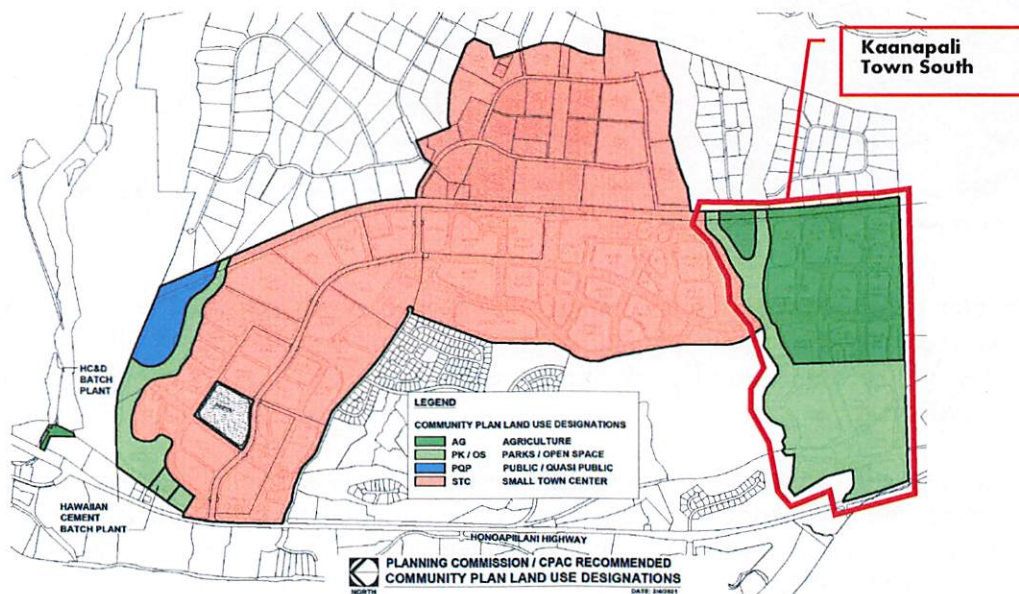
November 17, 2021

Council Chair Alice Lee  
Council of the County of Maui  
Office of Council Services  
200 South High Street  
Wailuku, HI 96793

Subject: Council of the County of Maui Public Hearing 11/18/2021  
Testimony by Mandy Saito, Kaanapali Land Management Corp.

Dear Council Chair Alice Lee,

I'm writing to ask the Council of the County of Maui to please reconsider the land use designation for the Kaanapali Town South noted in the current draft West Maui Community Plan. The current draft designates 200 acres of Kaanapali Town South's agricultural land to Parks/Open Space and Agriculture, which is not consistent with the Maui Island Plan. The map below shows the current draft West Maui Community Plan land use designations.





The Maui Island Plan identifies Kaanapali Town within the Urban Growth Boundary, indicating the area as an appropriate location for urban development. In the Maui Island Plan's Directed Growth Plan, the region identified as Kaanapali Town consist of three regions Kaanapali Town North, Kaanapali Town (central portion) and Kaanapali South and is also known as a portion of the Kaanapali 2020 Master Plan, a community-based planning effort. Thus, Kaanapali South is selected as a planned growth area. The map below is Directed Growth Plan from the Maui Island Plan.

### *Directed Growth Plan*

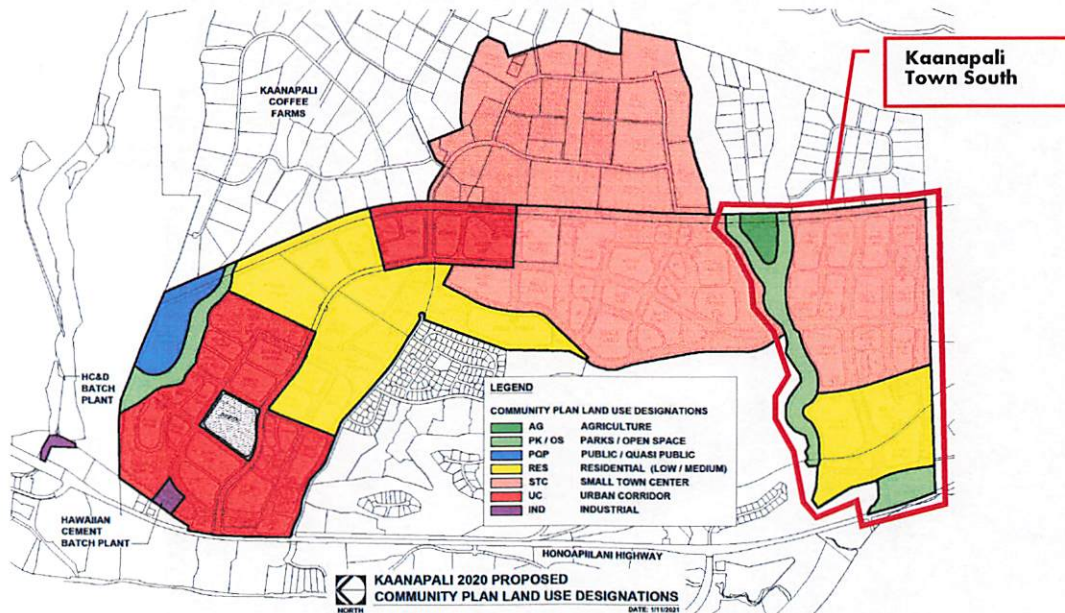


Figure 8 - 11: Kā'anapali Town – Planned Growth Area.

Regions within the Directed Growth Boundaries are described as “intended to be a self-sufficient community with a relatively even split of single-family and multifamily dwelling units, commercial uses, an interconnected network of parks and open spaces, schools and other public facilities”. See Exhibit A.

“Urban” is characterized in the Maui Island Plan as follows: “Urban areas contain a greater variety of land use types, including various housing types and densities, commercial, retail, industrial uses, and resort destination areas. Infrastructure is more complete and reflects the need to serve higher-density land uses.” See Exhibit B.

The Kaanapali 2020 community-based planning group participated in the General Plan process to update the Maui Island Plan and incorporate the group's vision. The map shown below reflects the Kaanapali 2020 Master Plan's vision with the respective land use designations. See Exhibit C.



The Maui Island Plan serves as the foundation for the Community Plans. The Maui County Code 2.80B.070 states "Community plans shall implement the general plan's vision, principals, goals, and policies."

The current draft community plan is not consistent with the characterization of Urban Growth Boundaries, and not compliant with the Maui Island Plan and Maui County Code 2.80B.070. Please reconsider the land use designations for the Kaanapali Town South and select more appropriate land use designations that align with the Kaanapali 2020 Master Plan and the intended characteristics of the Urban Growth Boundaries defined by the Maui Island Plan. If the Council of the County of Maui is not able to change the land use designations for productive use, please at the very least keep the existing designation of Agriculture for future consideration.

Sincerely,

Mandy Saito, PE, LS, LEED AP  
Project Engineer  
Kaanapali Land Management Corp.

Attachments:

Exhibit-A

Exhibit-B

Exhibit-C 324 Signatures of Support



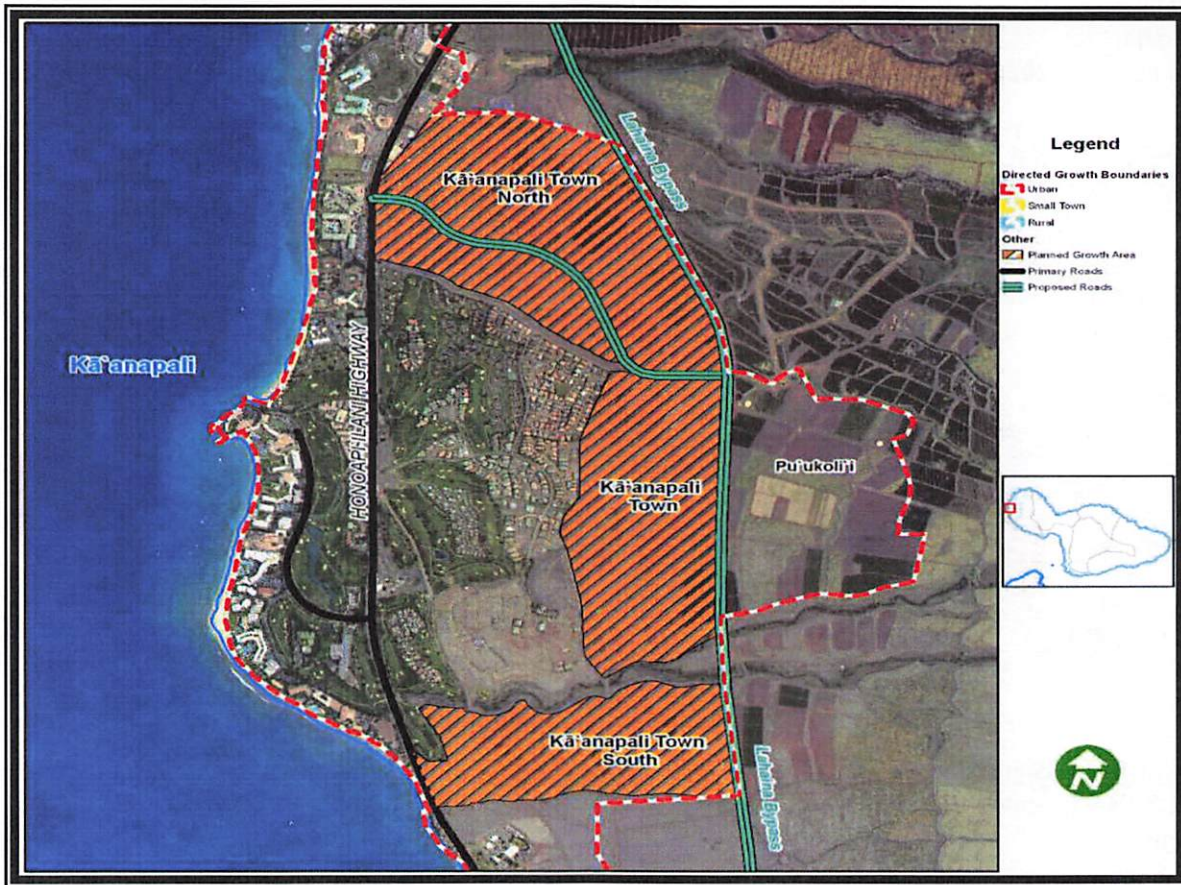


Figure 8 - 11: Kā'anapali Town – Planned Growth Area.

Except as otherwise provided for this region, it is not the intent of the RGBs for agricultural subdivisions to rezone lands within the boundary to higher densities than is already permitted, but to apply a County Rural zoning district (2-, 5-, 10-acre minimum lot sizes) that reflects existing conditions or that is directed by the Community Plan. The Community Plan shall determine the appropriate densities and standards to apply within the West Maui RGBs. Any restrictions on agricultural activity are prohibited.

### ***Kā'anapali Town***

Located on the mauka side of the Kā'anapali Resort and Golf Course, Kā'anapali Town consists of the Kā'anapali 2020 planned development located between the Lahaina Civic Center at the south end of the planned growth area and the Honokōwai Gulch on the north end of the planned growth area. The growth area follows the proposed West Maui Highway Realignment transit corridor on the mauka slope up to the Pu'ukoli'i Village area and Kā'anapali Coffee Farms.

### **Planned Growth Area Rationale**

Kā'anapali Town consists of three distinct pieces: lower North Honokōwai, lower East Honokōwai, and lower South Honokōwai. The Kā'anapali Town planned growth area is 840 acres. Kā'anapali Town is intended to be a self-sufficient community with a relatively even split of single-family and multifamily dwelling units, commercial uses, an interconnected network of parks and open spaces, schools and other



## Directed Growth Plan

public facilities. A network of trails and bikeways will integrate Kā'anapali Town with Kā'anapali Resort and the Pu'ukoli'i Village community. The north piece may contain an acute-care facility. The northern portion has a proposed veterans' memorial cemetery. The project is intended to provide an opportunity for more resident housing in close proximity to employment at Kā'anapali Resort. Due to existing traffic congestion in West Maui, improvements to the regional highway system are needed to accommodate the population at Kā'anapali Town. The existing highway and implementation of the proposed Lahaina Bypass will provide transportation connectivity and hard edges to contain the planned growth area. Table 8-23 provides planning standards and guidelines for this planned growth area.

The Kā'anapali Town planned growth area is depicted on Figure 8-11 and on Directed Growth Map #W2. Table 8-23 provides a summary of the planned growth area:

**Table 8 - 23: Kā'anapali Town Planned Growth Area**

<b>Background Information:</b>			
Project Name:	Kā'anapali Town	Directed Growth Map #:	W2
Type of Growth:	Urban Expansion	Gross Site Acreage:	840 Acres
<b>Planning Guidelines:</b>			
Dwelling Unit Count:	Approximately 1,800 Units <sup>33</sup>	Residential Product Mix:	Balance of SF and MF units
Net Residential Density:	6-9 du/acre	Parks and Open Space% <sup>34</sup> :	≥ 25%
		Commercial:	Convenience Shopping; Region Serving

### ***Lahaina Town North***

Lahaina Town North is a portion of the master planned project known as "Villages of Leiali'i". Lahaina Town North is a moderate-sized urban expansion located north of Lahaina Town. It is a Hawai'i Housing Finance Development Corporation (HHFDC) project. The planned growth area is intended to be compact, and contain a mix of uses, and have a relatively even split of single-family and multifamily housing units.

### **Planned Growth Area Rationale**

Lahaina Town North is a logical expansion of the existing Lahaina community. Being an HHFDC project with a mix of housing types and moderate single-family lot sizes, the project will address the need for additional affordable resident housing in West Maui in close proximity to Lahaina's employment opportunities. The project should include a mix of land uses, park land, and open space, and will be proximate to public facilities such as the Lahaina Civic Center. Thus, the project is intended to evolve into a livable community based on sustainable land use planning. The Lahaina Town North planned growth area is depicted on Figure 8-12, and on Directed Growth Map #W2 and W3. Table 8-24 provides a summary of the planned growth area:

**Table 8-24: Lahaina Town North**

<sup>33</sup> Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

<sup>34</sup> The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan update and the project review and approval process.



## Directed Growth Plan

Table 8 - 2: Growth Boundaries and Protected Area Types

GROWTH BOUNDARIES (See Maps C-1 to C-5, S-1 to S-3, U-1 to U-4, N-1 to N-2, W-1 to W-4, E-1 to E-2)		CHARACTERISTICS	PURPOSE	IMPLEMENTATION STRATEGY
GROWTH BOUNDARY TYPES	Urban	Urban areas contain a greater variety of land use types, including various housing types and densities, commercial, retail, industrial uses, and resort destination areas. Infrastructure is more complete and reflects the need to serve higher-density land uses.	Ensure that future development occurs in an orderly fashion; allows in-fill and revitalization opportunities and encourages "new urbanism" and "neo-traditional design" techniques.	Protect separation between communities through the use of Urban Growth Boundaries. Require community-based design processes and require design guidelines for future major development. Identify and promote redevelopment and in-fill opportunities. Encourage a mix of housing types and higher-density residential development to encourage resident housing opportunities.
	Small Town	Small Towns are less intensely developed than urban areas with fewer services and a lower level of infrastructure. They may be more self-sufficient than Rural Villages. Primary employment opportunities are usually in nearby urban areas.	Protect the integrity, unique sense of place, and economic viability of Maui's traditional small towns.	Protect separation between communities through the use of Small Town Boundaries. Allow for expansion where appropriate. Utilize design guidelines and rural infrastructure standards to protect Small Town character.
	Rural	Rural Areas contain a mixture of agricultural activities, low-density residential areas, and small villages.  Rural Villages may contain limited amounts of State and County urban designated lands including residential and small clusters of businesses and civic uses mostly to support surrounding rural residential uses and agricultural activities. Level of government services is generally limited and many essential goods and services are located in a larger town. The level of infrastructure may be lower than Small Towns. Employment is generally a function of nearby Urban Areas or Small Towns.  Rural Residential Areas are primarily a residential development pattern with lower residential densities (0.5 to 10 ACRE/du), agricultural activities, and few services or employment opportunities. Limited commercial and civic uses (churches, schools) may be allowed in accordance with applicable community plan and zoning.	Provide a transition between Urban Areas and Small Towns and those areas in need of protection, including agricultural lands.  Contain the spread of residential uses into prime agricultural lands and provide a tool for designing villages with a mix of lots and lifestyle choices.	Minimize expansion of infrastructure that could lead to urbanization. Define areas appropriate for additional rural development patterns. Promote an equitable tax/water rate structure that reflects actual land use. Adopt appropriate infrastructure and subdivision standards to protect rural character. Maintain the separation of communities through the use of boundaries. Allow for Rural Villages where appropriate. Utilize rural design guidelines and appropriate infrastructure and subdivision standards to protect rural character.
PROTECTED AREA TYPES (See Diagrams NW-1, WC-1, S-1, N-1, NE-1, E-1, SE-1)				
PROTECTED AREA TYPES	Preservation	Areas with significant natural and environmental resources, scenic, open space, and recreational resources, historic resources and other important assets that warrant additional protection. Preservation areas may include accessory structures such as public restrooms, structures related to a cultural or historical resource, and other structures and ancillary uses consistent with the purpose and intent of the preservation area.	Permanent protection of areas on the island that have significant environmental, ecological, cultural and recreational value and the degradation of the resource would result in an irretrievable loss.	Protection using regulation, easements, Transfer of Development Rights (TDR) program or fee-simple purchase in cooperation with land trusts, environmental organizations, the County of Maui, State of Hawai'i and the Federal government. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Park	Land areas devoted to passive (picnic facilities and gathering areas) and/or active (including, but not limited to, bike paths, hiking trails, ball fields, and tennis courts) uses that serve recreational needs.	Ensure that recreational and open space needs keep pace with future growth and are appropriately located consistent with the Maui Island Plan's Directed Growth Plan.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Greenbelt	Extensive area of largely undeveloped or sparsely occupied land established along natural corridors to protect environmental resources and to separate distinct communities. Greenbelts may include accessory structures and ancillary uses consistent with the purpose and intent of the greenbelt area.	Ensure natural and undisturbed separation between communities and protect environmentally sensitive lands.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. Also implemented through the subdivision review process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Greenway	Typically a long, narrow piece of land, often times used for recreation, pedestrian, and bicycle traffic. Greenways can include community gardens and can be used to link community amenities (e.g. parks, shoreline). Greenways may include accessory structures and ancillary uses consistent with the purpose and intent of the greenway area.	Provide opportunities to inter-connect communities, ensure adequate recreational amenities, protect scenic resources, and link residential projects with service areas. Greenways may be improved to accommodate pedestrian, bicycle, equestrian and other similar uses.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. Also implemented through the subdivision review process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Sensitive Land	Lands that contain development constraints including steep slopes greater than 35 percent, floodplains, significant drainage features, and adjacent intact forested areas.	Protect areas with significant development constraints and ensure sensitive areas are taken into consideration during site design.	An area that may require site design review and approval to ensure that areas with significant development constraints are avoided or appropriate mitigation measures are incorporated into projects.

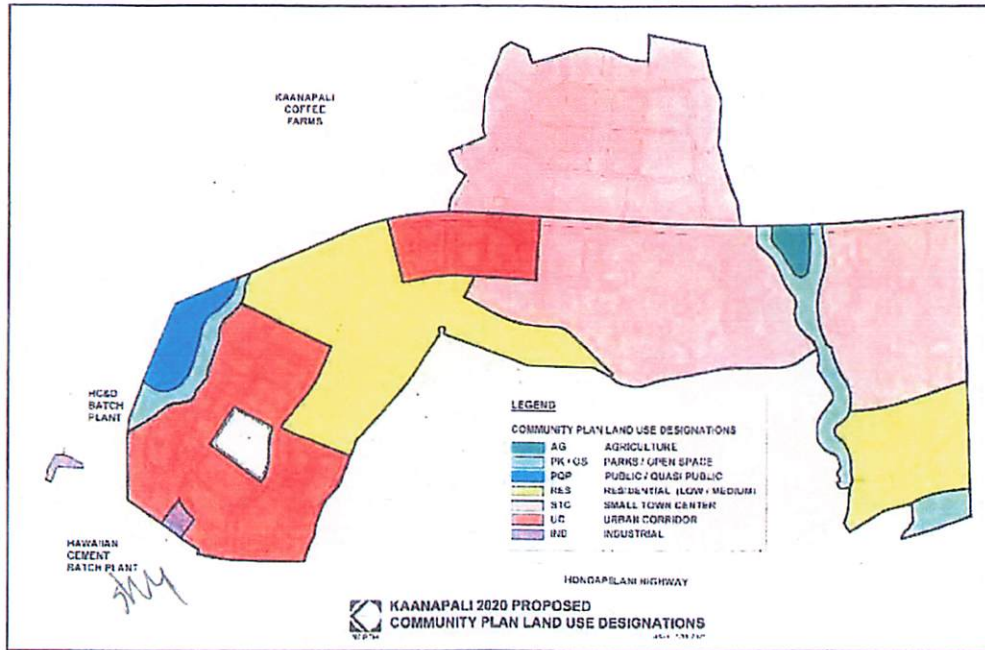
EXHIBIT-B



# EXHIBIT C - 324 SIGNATURES OF SUPPORT

2/14/21

I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.

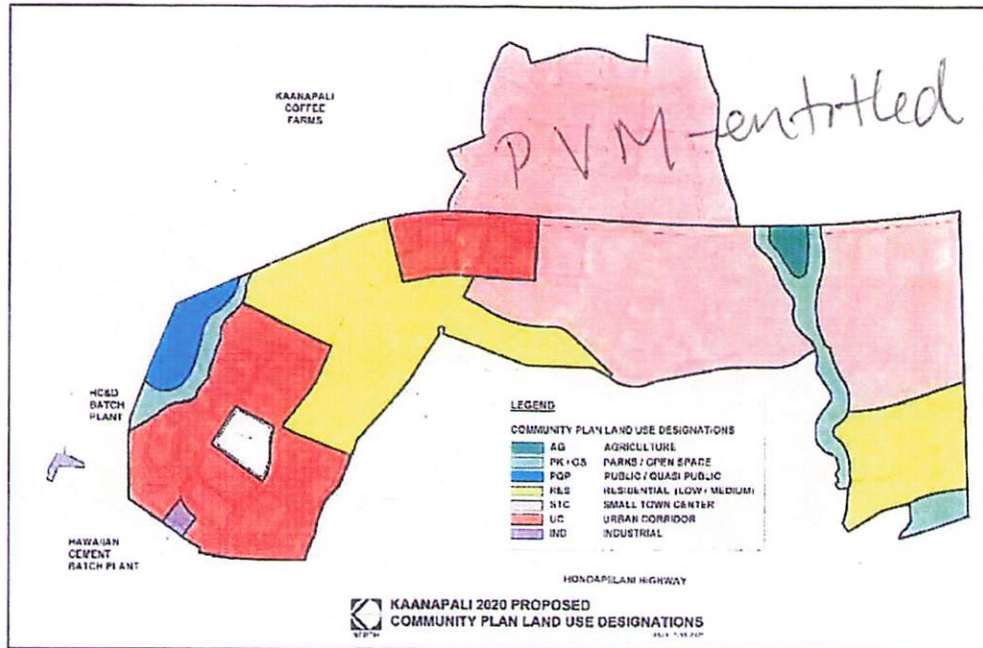


umci

Name	Signature	Address	Phone No.	Date
Elle Cochran	<i>Elle Cochran</i>	944 Keenalea Ln Lahaina HI 96761	808-281-7709	2/14/21
Kimo Kirkman	<i>Kimo Kirkman</i>	911 Kaili Place Lahaina HI 96761	808-280-6115	2/14/21
Steff Kirkman	<i>Steff Kirkman</i>	911 Kaili Place Lahaina HI 96761	808-930-7431	2-14-21
Myrna An He	<i>Myrna An He</i>	33 Wai Puni Pl Lahaina HI 96761	808 264 0784	2/14/21
Abraham An He	<i>Abraham An He</i>	33 W Aipuni Lahaina HI 96761	808 661 3790	2/14/21
WAYNE COCHRAN	<i>Wayne Cochran</i>	1011 ALA WAI DR 104-1 LAHAINA HI 96761	808 264 2645	2/14/21
Janida Farnia	<i>Janida Farnia</i>	518 Iukahi St. LAHAINA HI 96761	808 205 4509	2/16/21
Jeff DeRienzo	<i>Jeff DeRienzo</i>	5177D Hanalei St LAHAINA HI 96761	808(269-1622)	2/17/21
DAVID LUCILE	<i>David Lucile</i>	134B SHAW ST LAHAINA HI 96761	808 281-5237	2-19-21
Met L. Bostick	<i>Met L. Bostick</i>	134A SHAW ST LAHAINA HI 96761	808 281-1946	2/19/21
Godia K. Stephens	<i>Godia K. Stephens</i>	134A SHAW ST LAHAINA HI 96761	808 684 2328	2/19/21
Kimberly Anderson	<i>Kimberly Anderson</i>	134A SHAW ST LAHAINA HI 96761	949-939-0220	2/19/21



I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.

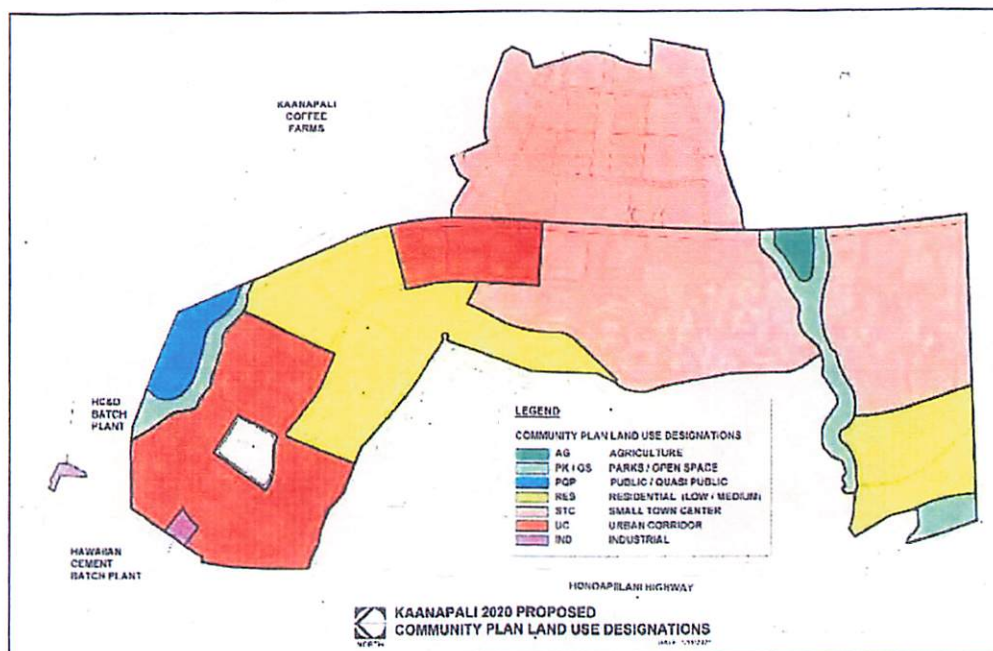


Name	Signature	Address	Phone No.	Date
Aranda Kakaiahi	[Signature]	6 Ipu mai lane #203 <sup>96761</sup> Lahaina	808-866-6575	2/19/21
Don Mike Kakaiahi	[Signature]	6 Ipu mai lane #203 <sup>96761</sup> Lahaina	11	2/19/21
Kevin Nene	[Signature]	131 S. W. LAH 96761	661-5335	2-19-21
Mary B. Kujala	[Signature]	359 W. L. L. Rd Lahaina, HI 96761	250-4998	2/20/21
John Flores	[Signature]	4955 HANAWA ST #5201	205-4920	2/27/21
Charney Nene	[Signature]	" "	" "	04/25/21
Pat Sanchez	[Signature]	956 Kameleka Ln Lah. HI. 96761	NW Ph.	4/27/21
Ashley TONE	[Signature]	324 WALNUT ST. LAHAI HI 96753	205-7504	2/28/21
Jess Park	[Signature]	1500 Limahana Cir APT 201 LAHAI HI 96761	(808) 551-4551	3/1/21
Rhonda Park	[Signature]	" "	" "	" "
Nancy Phleger	[Signature]	322 LAHAINA FRONT ST.	662-8642	3/4/21
Charles Phleger	[Signature]	" "	" "	" "



3

I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.

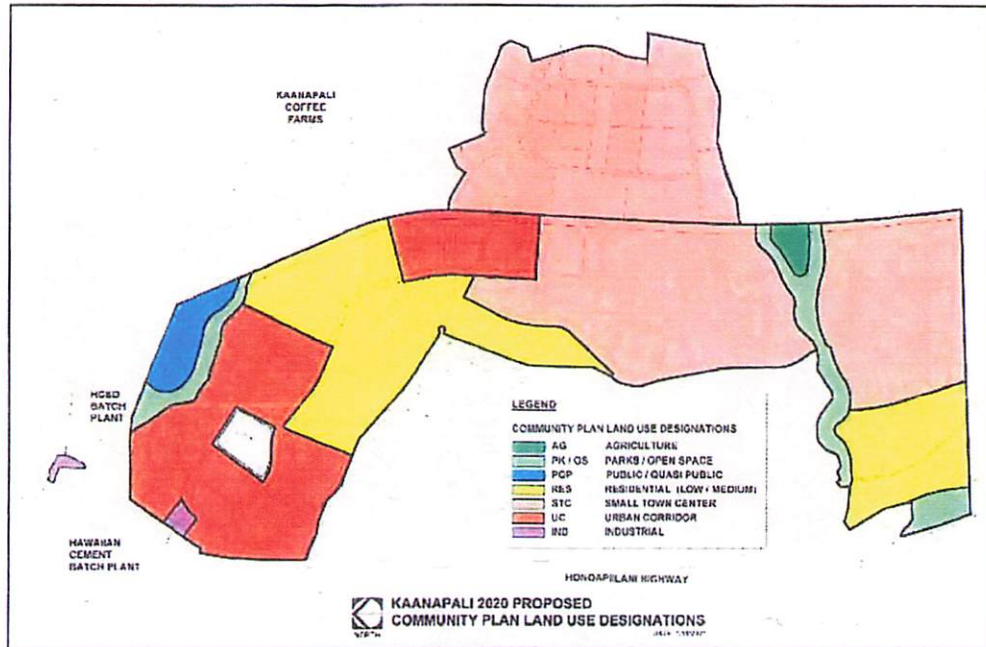


Name	Signature	Address	Phone No.	Date
Noah Benjamin	[Signature]	322 Front St.	425-2292	3/4/21
Christian Phlegers	[Signature]	322 Front Street	808-226-8738	3/4/21
David Ichimura	[Signature]	774 Pounaue Lohia	808-264-0387	3/5/21
Lisa Jaramillo	[Signature]	102 Kapunakua St	808-276-4852	3-5-21
Quintin Delagente	[Signature]	406 Kemi Cir	408-344-8120	
Ronald Baybado	[Signature]	950 Kana Kua Yp	808-276-4806	3/9/21
Carmen Malott	[Signature]	3060 Lower Honoapiilani Rd, Honoapiilani	808-646-1866	3-10-21
Morris Haole	[Signature]	160 Kealahou Ave	446-1606	3-11-21
Jenilyn Espinosa	[Signature]	804 Nihue St. Lah	(808) 440 5479	3/11/21
Thomas Cook	[Signature]	2718 Kihuna Hwy	870-7205	3/13/21
Laura Blears	[Signature]	5126 L. Honoapiilani	808-264-0263	3/14/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



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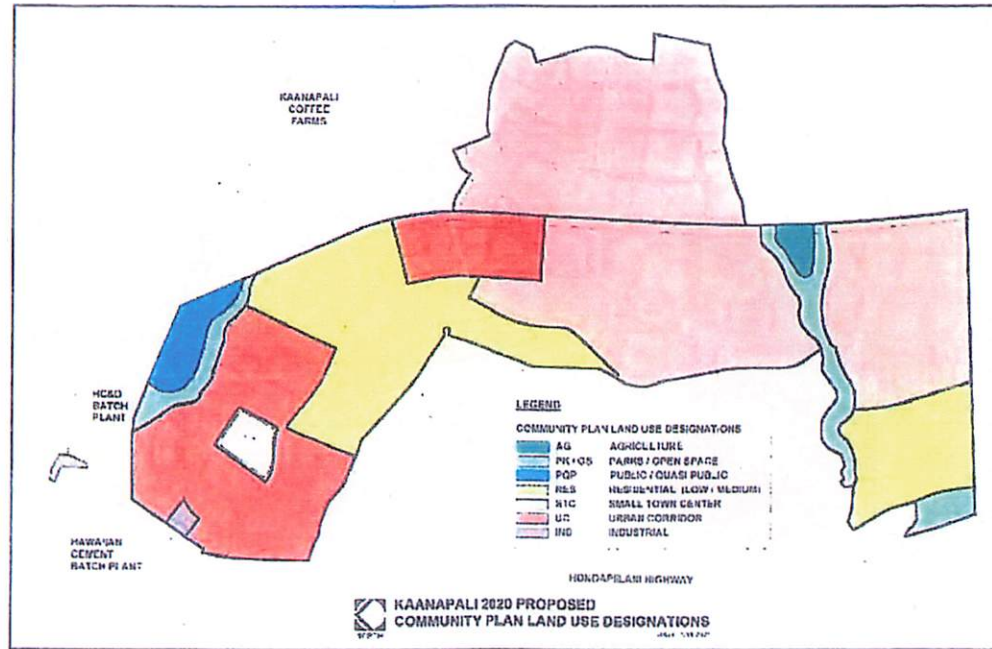
Name	Signature	Address	Phone No.	Date
Heather Sheridan	Heather Sheridan	145 Baker St., F-21	385-5499	3/27/21
Sharilynn Papagayo	Spapago	348 Haulani St. Pukalani	344-3052	3/27/21
Sammy Papagayo	Sammy Papagayo	348 Haulani St. Pukalani	357-4457	3/27/21
ANELA CABANILLA	Anela Cabanilla	810 KOPIU ST. LAH	276-1005	3/27/21
Jordan Cabanilla	Jordan Cabanilla	212 KONO MAI STREET	270-9509	3.27.21
ANA CABANILLA	Ana Cabanilla	"	305-7040	3.27.21
Esmeralda Amuiza	Esmeralda Amuiza	810 S. Miihau Pl	276-5903	3/27/21
M. Tahira	M. Tahira	125 Iputula Way	276-8861	3/27/21
Clara	Clara	125 Iputula Way	298-1415	3/27/21
Lani Cabanilla	Lani Cabanilla	P.O. Box 1285 Lah.	808-381-8555	3/27/21

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4

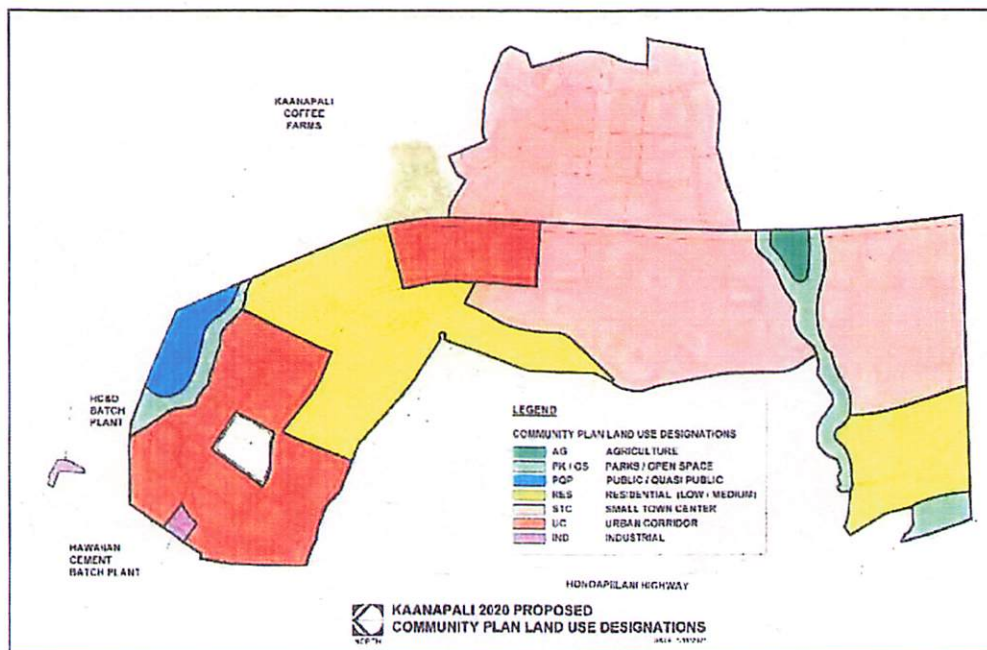
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Name	Signature	Address	Phone No.	Date
Deanna Soares	[Signature]	32 Kua Place, Lah.	385-1960	3/17/21
Michelle Low	[Signature]	251 Panachua Pl. Lah.	626-201-7577	3/25/21
KATHLEEN L. KAHALAI	[Signature]	468 KAHALAI ROAD	808-291-2325	3/25/21
RIAN TAKESHAW	[Signature]	31 Kahuna Ridge Pl	870-7151	3/15/21
Matthew Veiliko	Matthew Kailihou	899 Kailua Pl.	205-9130	3/25/21
VINCENT FORMATO	[Signature]	1225 S. NAHALE PL	649-0163	4-2-21
Juanita Basco rd	[Signature]	1225 Snahale Pl Lahaina	649-0163	4.3.21
Mireya Disler	[Signature]	724C Lupa Kuni St.	260-6224	4/27/21
SHARON K. FUNK	Sharon K. Funk	117 MALOLO PL LAHAINE	808-298-6386	5/03/21
James Vierra	[Signature]	945 Kanaka Ln	808-661-3442	5/03/21
Lesley Vierra	[Signature]	945 Kanaka Ln	(808) 661-3442	5/5/21
Baedenc Bouchard	R Bouchard	82 Haku Pl	808 669-7885	5/3/21



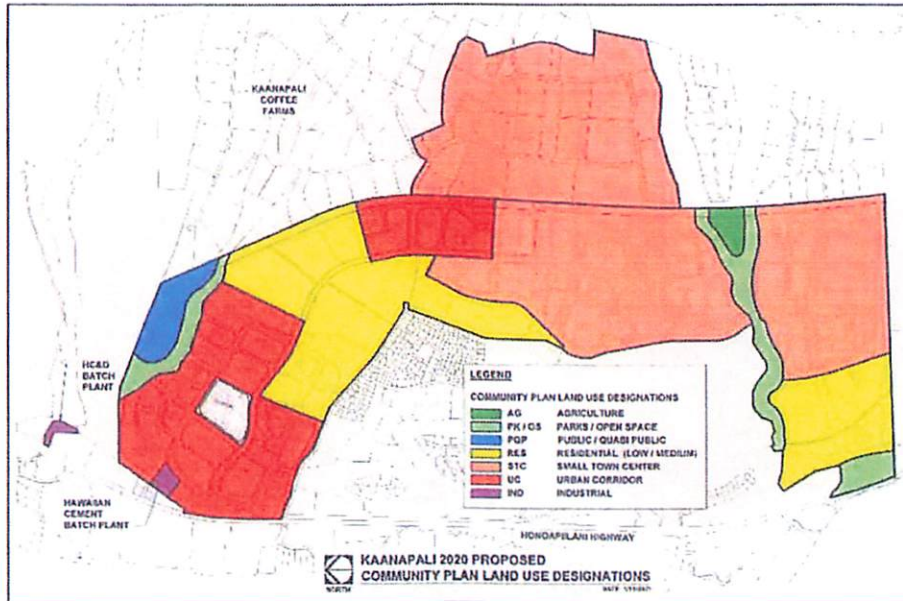
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Name	Signature	Address	Phone No.	Date
B. Angelica Perez	B. Angelica Perez	4310 Lower Honoapiʻilani (808) 446-2605		5-8-21
Risa Pascal	Risa Pascal	1403 Front St Lahaina	808-281-1224	5-11-21
Apela Goloras	Apela Goloras	573 Waihee St.	808 661 3378	5/17/21
Keola Sequencia	Keola Sequencia	573 Waihee St	808 661 3378	5/17/21
Philip Link	Philip Link	1401 Komo hana Pl	808 283-5455	5/17/21

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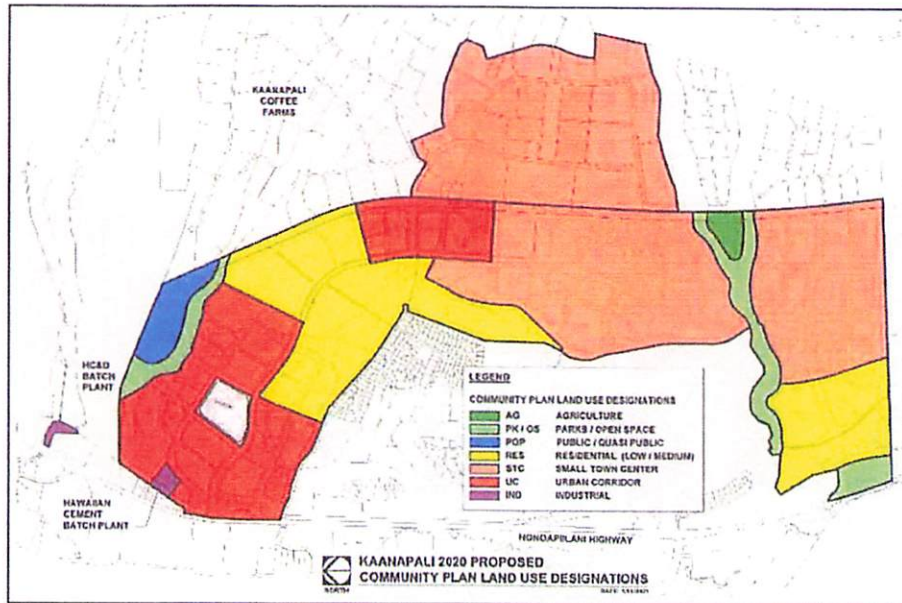


Name	Signature	Address	Phone No.	Date
Rick W. Vowler Jr		2694 ILEI WAY, MAKAUO	870-6920	6/2/2021
GLENDA KAMINA		980 MAKAUO ROAD, MAKAUO	357-9114 (808)	6-2-21
Shari Terada		11 Haipule Pl., Kahului	280-0992	6/02/2021
KEVIN ABULON		1090 MAKAUO ST, MAK.	870-4814	6/2/21
Kelli Garcia		277 Koni Pl. Wailuku HI 96793	493-5123	6/02/21

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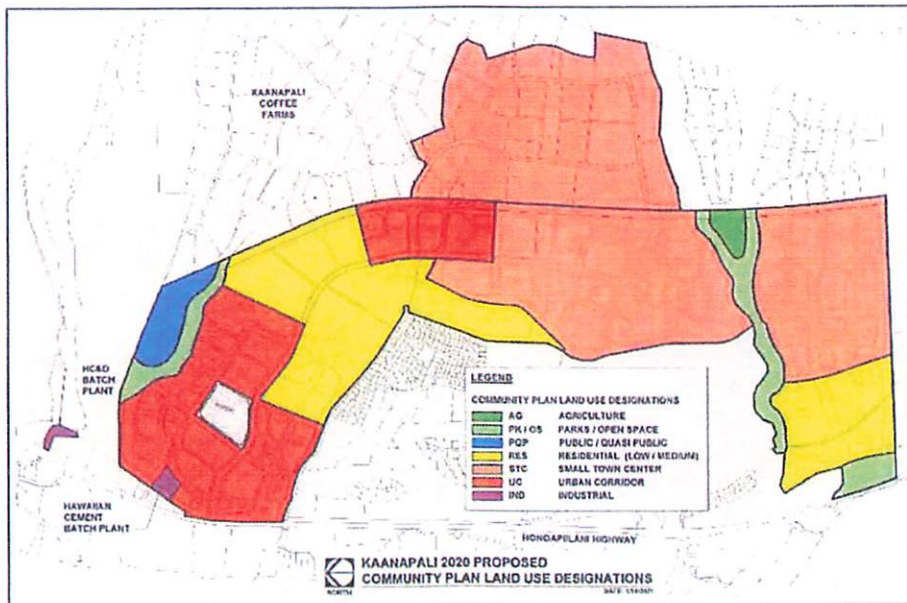
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[illegible]

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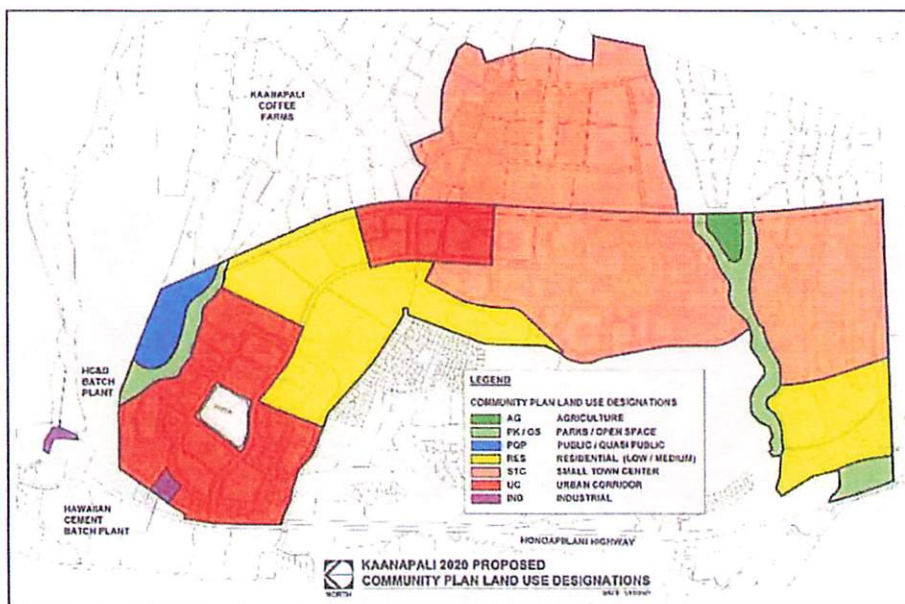
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Name	Signature	Address	Phone No.	Date
Kevin Fernandez	[Signature]	PO BOX 5 Makawao	870-1855	6-2-21
STEPHEN Hanyan	[Signature]	34 KAKAWAHE	244-3090	6/2/21
Debrae Miguel	[Signature]	101 W. PAPA AVE	361-6724	6/2/21
Jared Victorino	[Signature]	131 MIKIDA ST.	281-9406	6-2-21
Edgar Somera	[Signature]	20 KUHLOMA	446-0390	6/2/21
Shawn Tavares	[Signature]	522 KULINI DR.	357-7710	6/2/21
Jonathan Tavares	[Signature]	894 PULEHIKI RD	285-9481	6-2-21
		3299 KIHAI PI	446-0155	6-2-21

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Name	Signature	Address	Phone No.	Date
ARIEL DE LEON	<i>ard</i>	573 WAIKANA KAH.	205-8274	6-2-21

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KAANAPALI COFFEE FARMS

HCD BATCH PLANT

HAWAIIAN CEMENT BATCH PLANT

HONOAPIILANI HIGHWAY

**LEGEND**

**COMMUNITY PLAN LAND USE DESIGNATIONS**

AG	AGRICULTURE
PK / OS	PARKS / OPEN SPACE
POP	PUBLIC / QUASI PUBLIC
RES	RESIDENTIAL (LOW / MEDIUM)
STC	SMALL TOWN CENTER
UC	URBAN CORRIDOR
IND	INDUSTRIAL

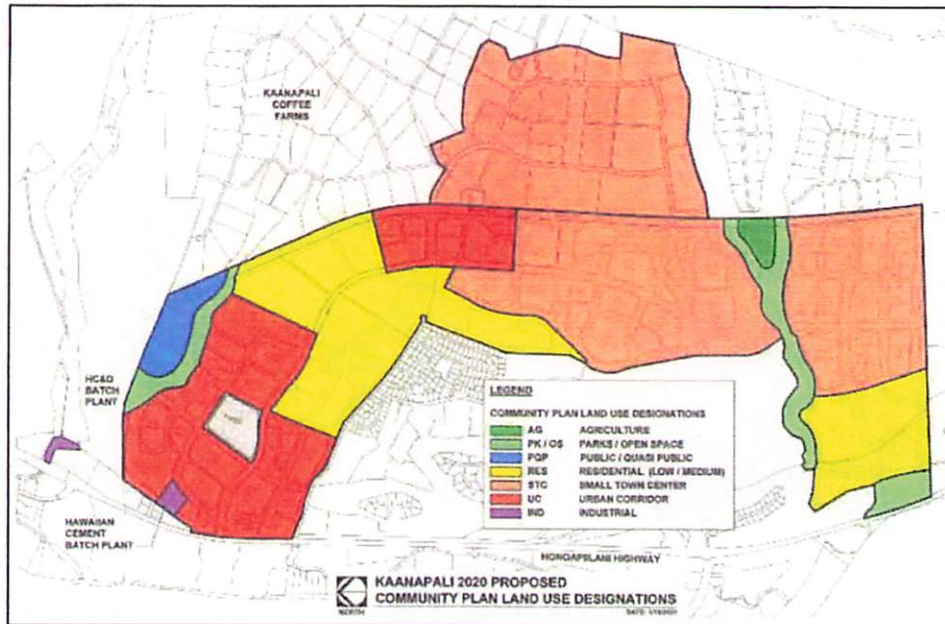
KAANAPALI 2020 PROPOSED  
COMMUNITY PLAN LAND USE DESIGNATIONS

DATE: 12/20/07

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Name	Signature	Address	Phone No.	Date
Eric Matsuda		162 West Lanai St Kahului, HI 96732	808 385 7805	5/11/21
Richard Y. Santo		1013 Prospect St, Apt 1216 Honolulu, HI 96822	808.358.6245	5/11/21
Dayna Pacheco		761 Malaihi Road Wailuku, HI 96793	808 280 6615	5/11/21
Brooks Aoki		1273 Moohale Street Wailuku, HI 96793	808 357 4787	5/12/21
Jason Kuraoka		545 Kualau Street Wailuku, HI 96793	808 280 0334	5/13/21
Jason Springer		1032 S Kihei Rd B203 Kihei, HI 96753	808-868-9918	5/14/21

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KAANAPALI COFFEE FARMS

HUALAI CEMENT BATCH PLANT

HUALAI HEAD BATCH PLANT

HUALAI ROAD HIGHWAY

**LEGEND**

**COMMUNITY PLAN LAND USE DESIGNATIONS**

AG	AGRICULTURE
PKOS	PARKS / OPEN SPACE
PGP	PUBLIC / GUEST PUBLIC
RES	RESIDENTIAL (LOW / MEDIUM)
STC	SMALL TOWN CENTER
UC	URBAN CORRIDOR
IND	INDUSTRIAL

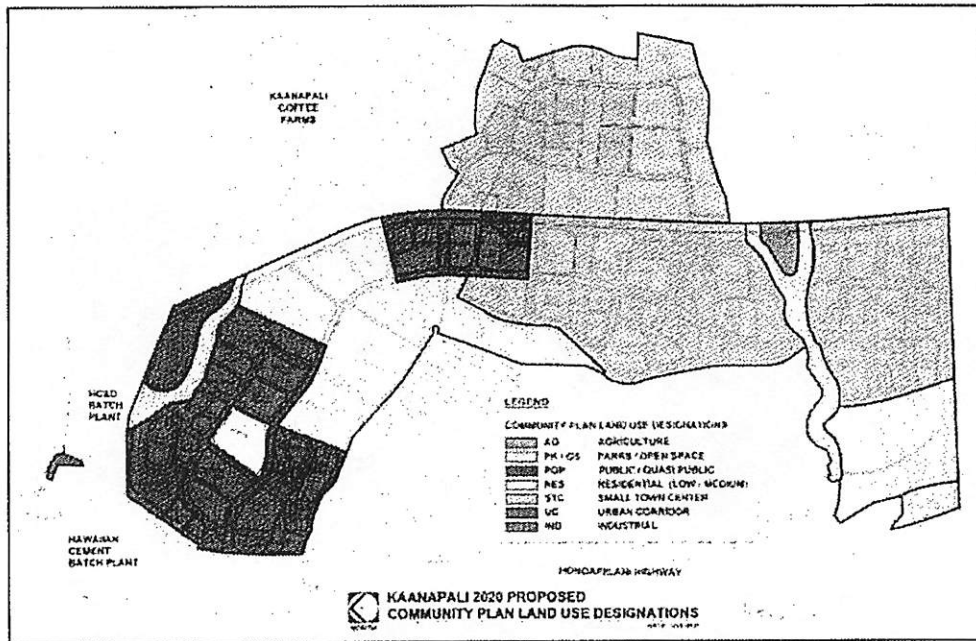
**KAANAPALI 2020 PROPOSED COMMUNITY PLAN LAND USE DESIGNATIONS**

SCALE: 1" = 1/4" MILE

[illegible]

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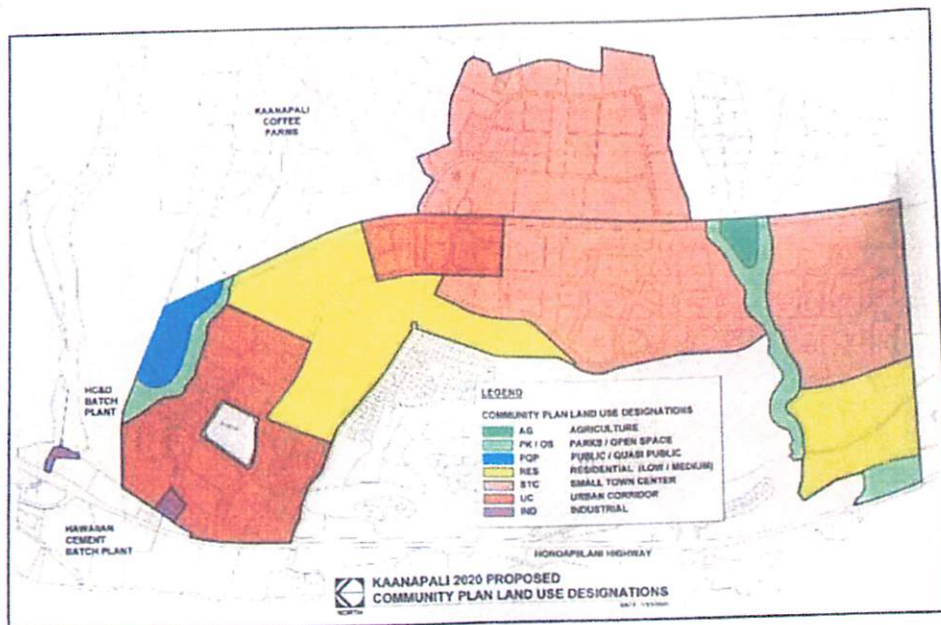
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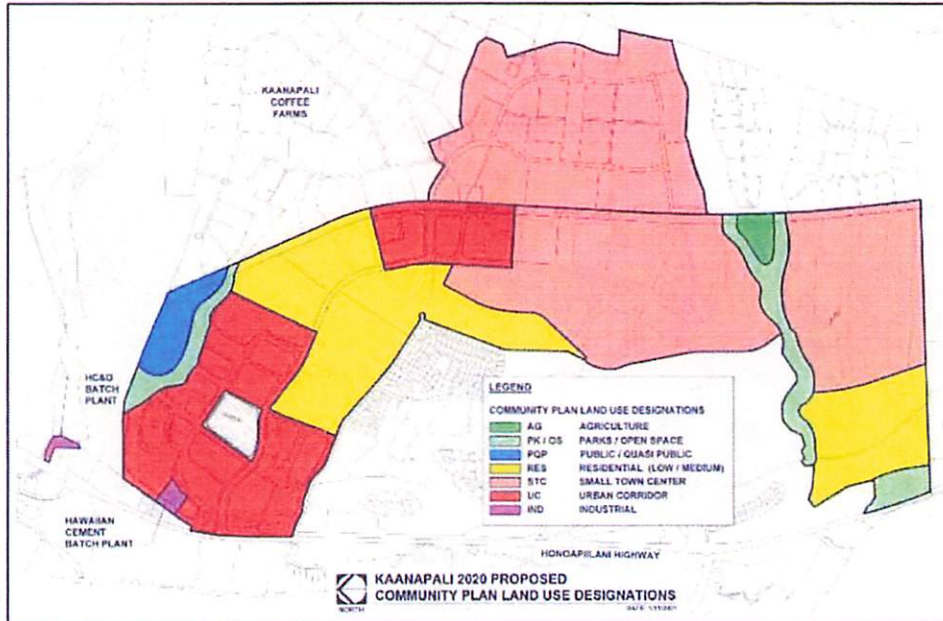
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Name	Signature	Address	Phone No.	Date
Jdree Tague	<i>Jdree Tague</i>	9 Kihoi Lane Apt 6	808-250-5342	5/27/21
JOHN DELEVA	<i>John Deleva</i>	9 Kihoi Lane, #6 Lahaina, HI	808-250-5342	5/27/21

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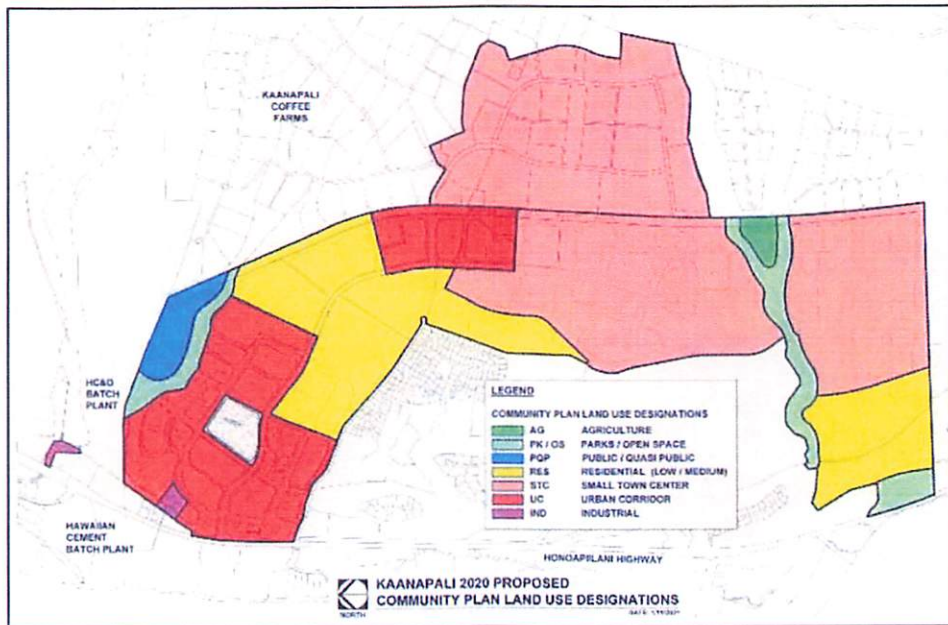
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Name	Signature	Address	Phone No.	Date
Debra M. Kanani	[Signature]	41 Hoku Pihai St. Kāhala, HI 96735	870 203	5/12/21
Kamuela Kanani	[Signature]	1735 Hanohano St. Lah, 96761	808-250-8298	5/12/21
Pamela Kanani	[Signature]	" "	808-727-9741	5/12/21
Ryah Kanani	[Signature]	" "	808-495-3040	5/12/21
Keaton Hara	[Signature]	1736 aa place	808 263-0000	5/12/21
Adri Hara		1736 aa	808 264-1066	5/12/21
Liahona Kanani	[Signature]	1735 Hanohano St.		5/12/21
Darren Kanani	[Signature]	382 Alii St	808 419 0003	5/17/21

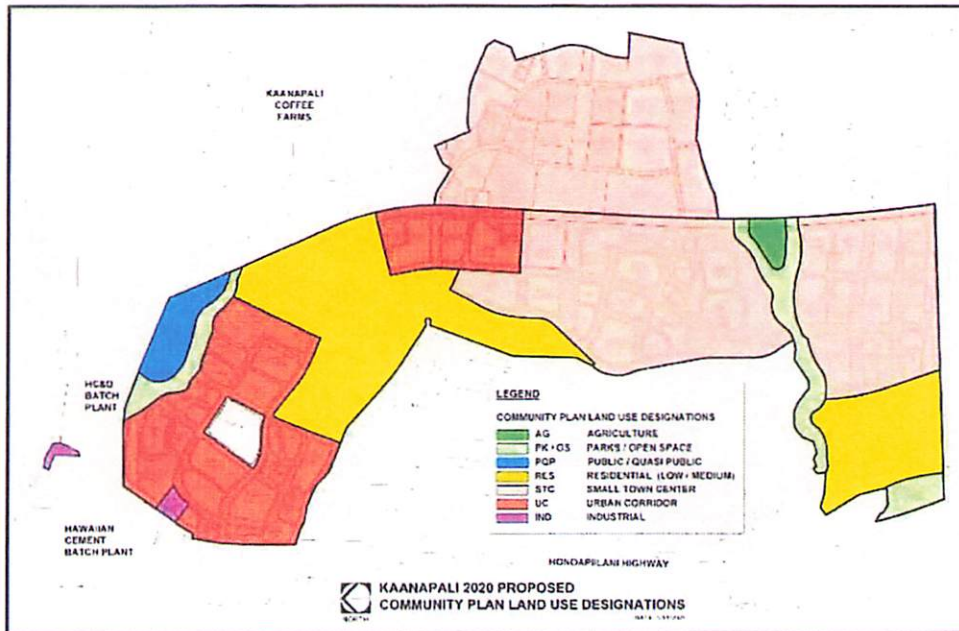


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Name	Signature	Address	Phone No.	Date
Michael Arakawa		481 Kauhī Pl. Lah.	667-5395	5/12/21
Kela Kaimo'ana'o		699 Hoene St. Makawili HI 96768	(808) 868-6907	05/12/21
Lawrence N. Kaula		595 Hoene St. Makawili HI 96768	(808) 264-6885	05/12/21
Robert Watson		980 Lahaina Ln. 96761 Rd	662-4000	05/12/21

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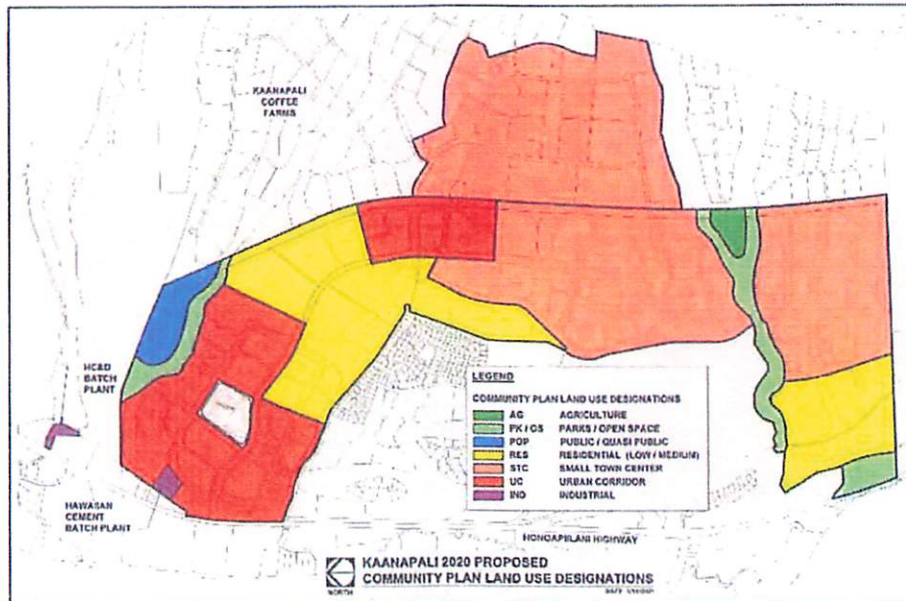


Name	Signature	Address	Phone No.	Date
Alvin T. Pelayo	<i>[Signature]</i>	1731 Aiea Place	633-6289	4/13/22
Clay Sutcliffe	<i>[Signature]</i>	173 Koshana St.	249-2122	5/12/21
Don Mueggen	<i>[Signature]</i>	2591 AINA MAHI'A PL	662-0601	5/17/21

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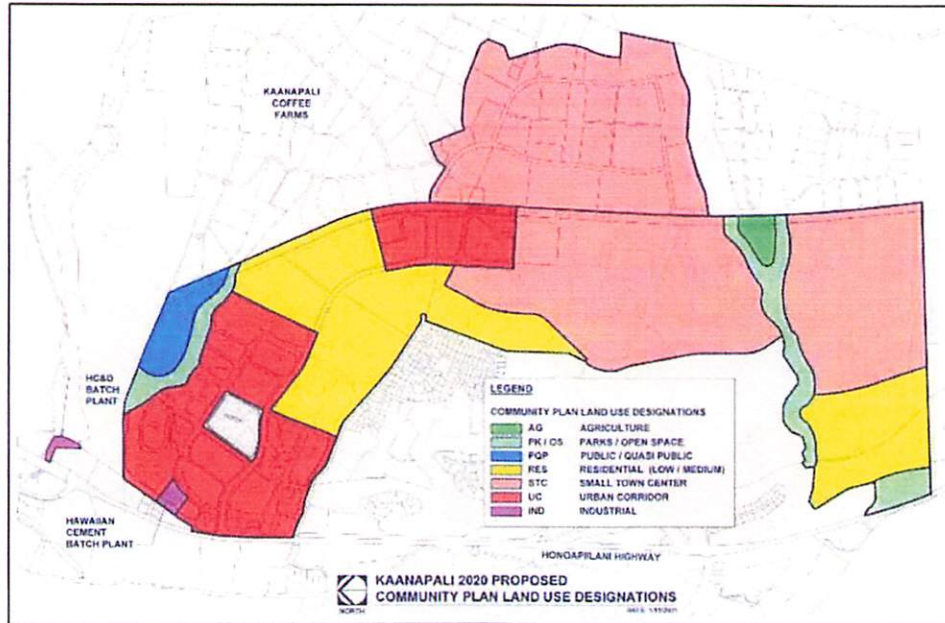


Name	Signature	Address	Phone No.	Date
Randall Abren	<i>R. Abren</i>	319 Kulawana Cir	357-6211	6/2/21
Vicente Palalay	<i>V. Palalay</i>	364 Kapaemui Waiuku	357-1621	6-2-21
Clayton Yogi	<i>C. Yogi</i>	P.O. Box 110	751-1101	6-2-21
Joseph H. Fernandez Jr	<i>J. H. Fernandez Jr</i>	571 HAHEMALU PI	357-6222	6/2/21
Eric R. Peters	<i>E. R. Peters</i>	25 Alca PI.	572-9330	6/2/21
Kahekeke	<i>Kahekeke</i>	632 Lalani Circle <sup>Kahala</sup>	250-4459	6/2/21
Dave Karon	<i>D. Karon</i>	251 Holo Lani	357-4796	6/2/21
Robert Holder	<i>R. Holder</i>	140 Maui Kai Loa	268-6538	06/02/21
LINCOLN LINKEE	<i>L. Linkee</i>	P.O. Box 1155	205-4245	6/2/21
James A. Wickham	<i>J. A. Wickham</i>	285 Maui Rd	572-7899	6-2-21

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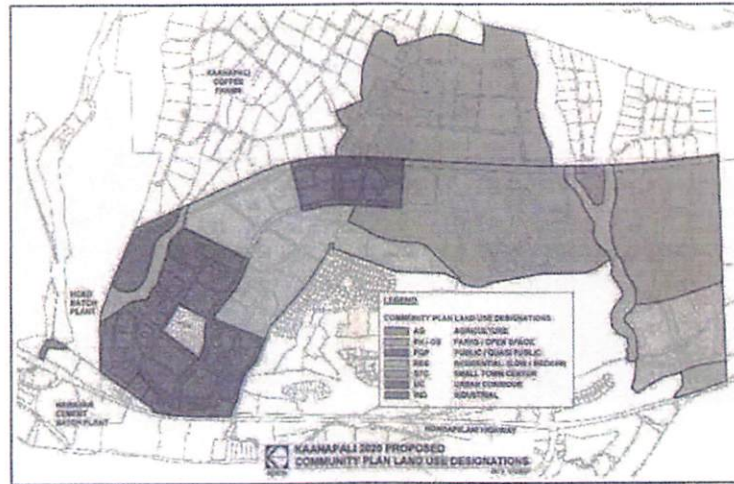


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Name	Signature	Address	Phone No.	Date
CLAUDE MARSHALL	<i>Claude Marshall</i>	1636 AA STREET	808-667-2061	5-12-21
WILSON PIMAKIA	<i>Wilson Pimaki</i>	809 KALENA ST	808-667-2821	5-12-21
Romulo Ballesteros	<i>Romulo Ballesteros</i>	486 AKEI ST	205-0247	5-12-21
ANTONIO PANASIANG	<i>Antonio Panasiang</i>	PO BOX 11598	357-8602	5-12-21
JUNE STEELE	<i>June Steele</i>	410 A. ALIO ST.	808-419-5183	5-12-21
Rogelio Cranny	<i>Rogelio Cranny</i>	34 Pyramis way	808-757-0044	5-12-21
ALVIN CASTRO	<i>Alvin Castro</i>	18 KEKAI RD	808-283-9418	5/12/2021
Vance Honda	<i>Vance Honda</i>	216 Malanai St	808-870-8870	5/12/2021
Mandy Honda	<i>Mandy Honda</i>	216 Malanai St	808-870-7012	5/12/2021
Bailey Honda	<i>Bailey Honda</i>	216 Malanai St	808-344-6471	5/12/21
Arleen Cockcroft	<i>Arleen Cockcroft</i>	1305 Honoapiʻilani St	808-268-3542	5/12/21

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Name	Signature	Address	Phone No.	Date
Edwin Lwasey	[Signature]	3930 Front St Lahaina	976-5593	5/18/21
Puanani Lindsey	[Signature]	10874 Poole Rd, Makawao	281-1873	5/19/2021
Thomas A. Kline	[Signature]	393 Front St Lahaina	250-4243	5/24/2021
Marie McCabe	[Signature]	5458 L. Honoapiʻilani R. Lah. HI 96761	216-0808	5/20/21
Ken McWaters	[Signature]	393 Front	280-6455	5-21-21
Lisa Agatha	[Signature]	3938 Front St	281-7728	5/21/21
LATELA Constantino	[Signature]	940 Makawao Hwy ST	976-0242	3/22/21
Mark Dils	[Signature]	1300 Limahana Cir. #301	808-757-8834	5/29/21
Susan Dils	[Signature]	1300 Limahana Cir. #301	808-757-8422	5/29/21
Pam Tse	[Signature]	4471 L. Honoapiʻilani Rd #210	415-6064723	5/29/21
DAVID JENKINS	[Signature]	369 Kaimaloe Circle Kahului	808-727-2963	5/29/21

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Map of Kaaunapali 2025 Proposed Community Plan Land Use Designations. The map shows various land use zones across the island, including Agriculture, Family Open Space, Public Open Space, Residential (Low Density), Small Town Center, Urban Common, and Suburban. A legend box in the center-right lists the designations and their corresponding symbols. The map is titled "KAAUNAPALI 2025 PROPOSED COMMUNITY PLAN LAND USE DESIGNATIONS" at the bottom.

LEGEND

DESIGNATION	SYMBOL	DESCRIPTION
AG	[Symbol]	AGRICULTURE
POS	[Symbol]	FAMILY OPEN SPACE
POS	[Symbol]	PUBLIC OPEN SPACE
RES	[Symbol]	RESIDENTIAL (LOW DENSITY)
STC	[Symbol]	SMALL TOWN CENTER
UC	[Symbol]	URBAN COMMON
IND	[Symbol]	SUBURBAN

KAAUNAPALI 2025 PROPOSED COMMUNITY PLAN LAND USE DESIGNATIONS

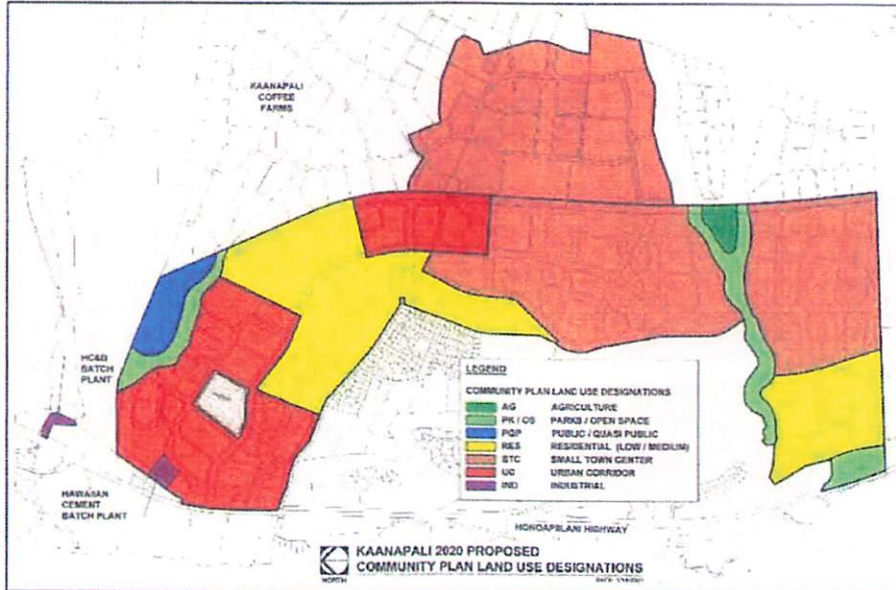
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[illegible]

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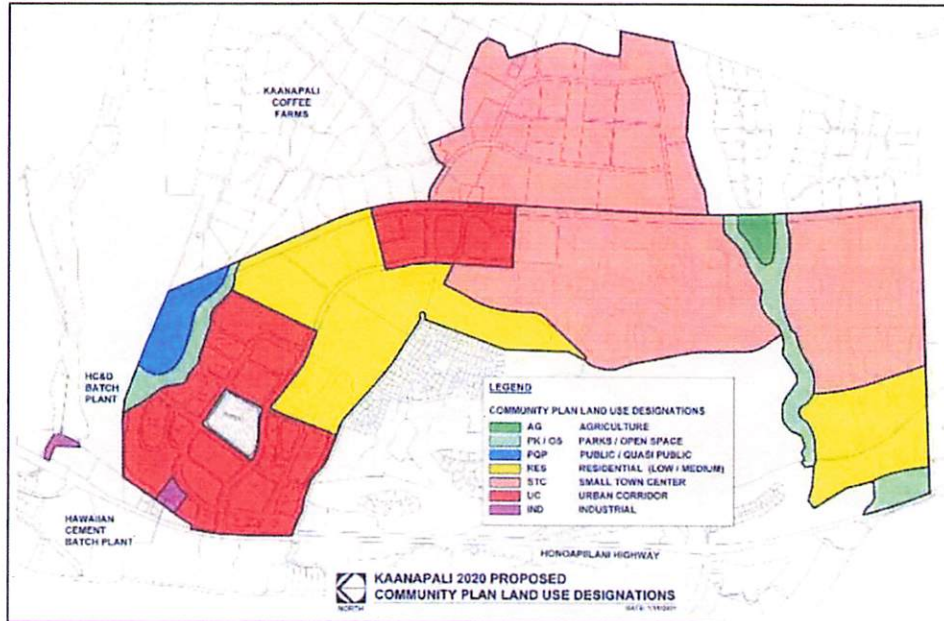


Name	Signature	Address	Phone No.	Date
DAVE SULLIVAN	[Signature]	200 Kama Koi Loop Kihei, HI 96753	808 757 2030	6/1/21
Kelly D'Kief	[Signature]	1406 Naalehu Rd. Kihei, HI 96796	808 281-8446	6/1/21
Cameron Livingston	[Signature]	415 Darry Rd. Suite E519 Kahului, HI 96732	808 359 0455	6/2/21
Holden Warchen	[Signature]		808 793 7551	6/2/21
LLOYD HOGQUIST	[Signature]	107 AULASNA RD Kihei, HI 96753	808 870-2246	6-2-21
Pete Sullivan	[Signature]	132 Ho'olapa St Kihei, HI 96753	808-875-2833	6-2-21
Jennifer Sullivan	[Signature]	132 Ho'olapa St Kihei, HI 96753	808 269 2698	6-2-21
Jacqueline Odre	[Signature]	18 Ohana Plana Pl. Wailuku, HI 96793	808 757 4297	6-2-21
Alicia Ralph	[Signature]	284 Ohina Place Kihei, HI 96753	808-283-9443	6/2/21
Jon I. Kynes	[Signature]	16862 Hakaia Rd Kahului, HI 96731	808 269 1518	6/2/21
Mark Tachan	[Signature]	720 Waea St Kahului, HI 96731	808-280-5092	6/2/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



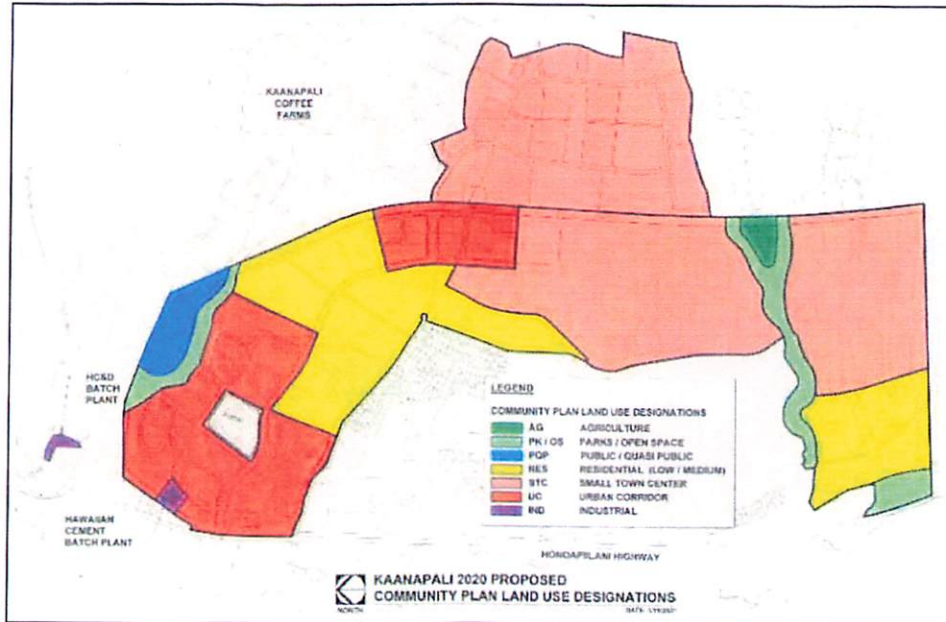
I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.



Name	Signature	Address	Phone No.	Date
Amado Macapay	<i>[Signature]</i>	848 Kalena St.	808-276-8600	5/12/21
Benito Lopes	<i>[Signature]</i>	P.O. Box 12031	808-298-5878	5/12/21
MARIONA DOCAZMON	<i>[Signature]</i>	701 Kama Pl. Kah.	(808) 870-8728	5/12/21
ADOLFO FONTANES	<i>[Signature]</i>	404 PUNAHU PL LAHAINA 96761	808-274-0033	5/12/21
JULIO BONIAGA	<i>[Signature]</i>	1440 LAHAINA 96761	808-274-7103	5/12/21
MICHAEL TOMAS	<i>[Signature]</i>	97 S. LEHUA ST. LAHAINA	808-205-4375	5/12/21
Manro Villanueva	<i>[Signature]</i>	3676 L. Honoapiʻilani F: 103 Lahaina Rd 96761	(808) 750-2776	5/12/21
BENION DRES	<i>[Signature]</i>	487 HOPOE ST LAHAINA HI 96761	808-385-7478	5-12-21
REMIGIO SALVADOR	<i>[Signature]</i>	34 Puhanihi Place	808-740-8601	
DONALD CARR	<i>[Signature]</i>	93 MAIHA ST	808-462-069	5/12/21
Ernie Pines	<i>[Signature]</i>	93 Maiha St.	808-223-4952	5-12-21
Nelson Agbayani	<i>[Signature]</i>	762 HOOKAHUE PI.	359-8063	5-12-21



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Name	Signature	Address	Phone No.	Date
Mike Bunyard	[Signature]	P.O. Box 12945	661-0716	3/25/21
JOHN LEONARD	[Signature]	P.O. BOX 11713	250-1357	3/25/21
Michael Clarkson	[Signature]	P.O. Box 10005	661-4372	3/31/21
Nenita Riley	[Signature]	109 E. Makahakaha Wai	298-8490	3/31/21
Torren Scritchfield	[Signature]	610 Alu Rd Waikeke HI 96793	757-3836	3/31/21
Joshua Sannes	[Signature]	930 Kamehameha Ct	808-781-7999	3/31/21
Hudi Michel Bunghet	[Signature]	1724 Hooli St.	276 8850	3.31.21
Byrne Jacob	[Signature]	61 Loa Place	808 276 6714	3/31/21
Lanie Barry	[Signature]	61 Loa Place	503-803-3919	3/31/21
Cassie-Ann Jacob	[Signature]	597 Kahena St	205-8850	3/31/21
Beone Norma	[Signature]	61 Loa Place	503-715- 6816	3/31/21

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KAANAPALI COFFEE FARMS

HANA BAY CEMENT BATCH PLANT

HANA BAY CEMENT PLANT

HANA HIGHWAY

**LEGEND**

COMMUNITY PLAN LAND USE DESIGNATIONS

AG	AGRICULTURE
PK / OS	PARKS / OPEN SPACE
PGP	PUBLIC / QUASI-PUBLIC
RES	RESIDENTIAL, SLOW / MEDIUM
STC	SMALL TOWN CENTER
UC	URBAN CORRIDOR
IND	INDUSTRIAL

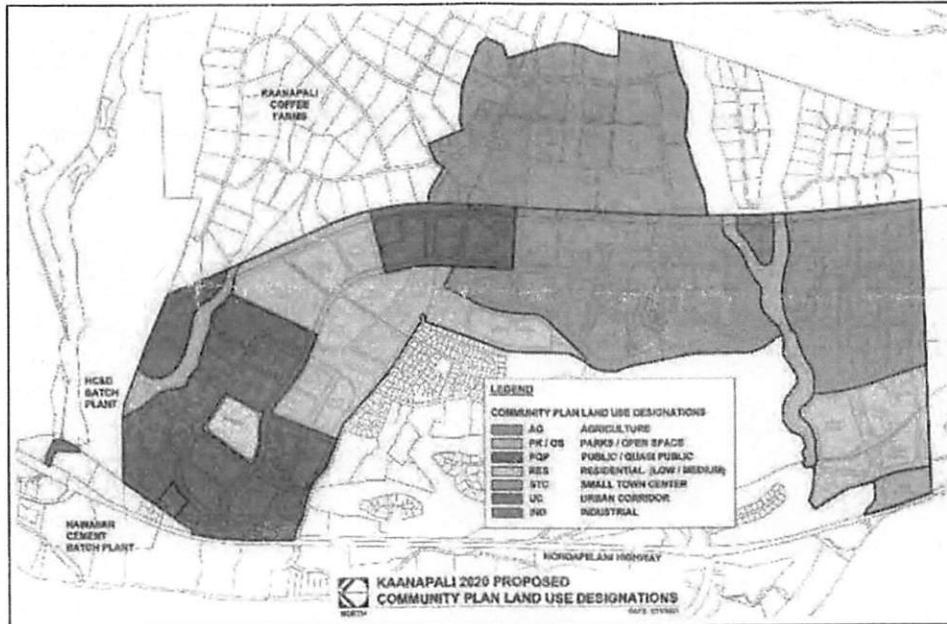
KAANAPALI 2020 PROPOSED  
COMMUNITY PLAN LAND USE DESIGNATIONS

DATE: 1/20/20

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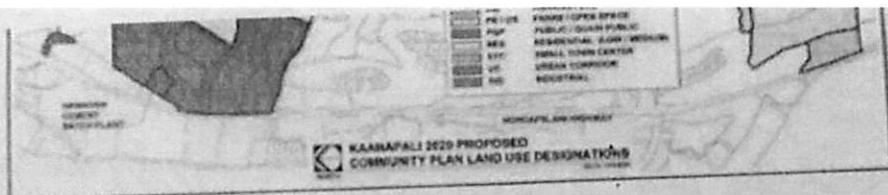


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Name	Signature	Address	Phone No.	Date
Sandra Rogers	<i>Sandra Rogers</i>	1400 Limahana D-101	662-8748 808-	5/30/21
Sally Ann Bryant	<i>Sally Ann Bryant</i>	475 Front St	808-280-3884	5/30/21

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[illegible]

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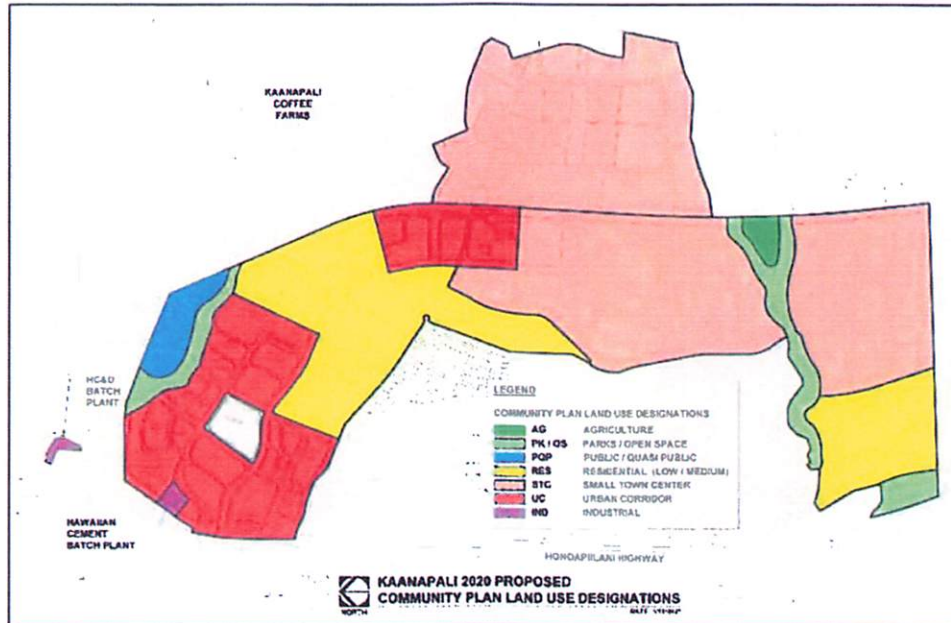
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Sample	Sample
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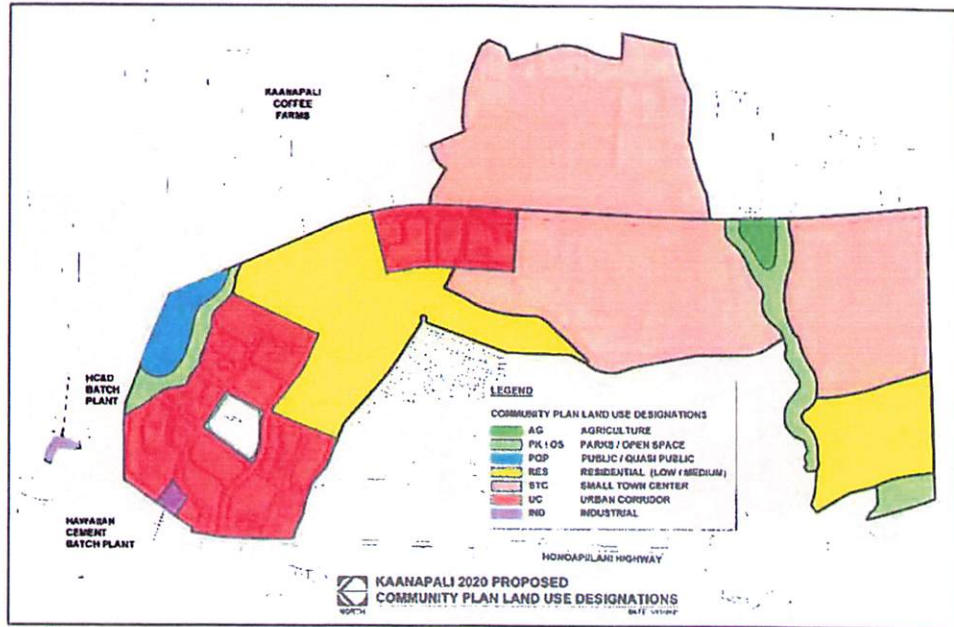
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Name	Signature	Address	Phone No.	Date
Cyril Rodon	[Signature]	900 N. Kame Pk. Lah. HI 96761	(808) 667-7194	6/2
Elizabeth Takamanga	[Signature]	45 Kaimanani Rd Wailuku HI 96793	808 244-9191	6/2/21
Althia Vierno	[Signature]	824 Kuialua St. Lahaina, HI 96761	808-661-8016	6/2/21
Fili Vierno	[Signature]	824 Kuialua St. Lahaina, HI 96761	808-661-8016	6/2/21
Bisshop Faria	[Signature]	PO BOX 3062 Wailuku, HI 96793	(808) 264-6074	6/2/21
Patricia Engelman	[Signature]	4450 Wahi PL Hailu, HI 96708	808 672-7168	6/3/21
ELIZABETH MURPHY	[Signature]	334 Kaimanani Rd Wailuku, HI	808 264-1885	6/3/21
FELIPE YADAO	[Signature]	426 WAINI ST LAH. HI 96761	667-9198	6/3/21
BALTASAR RABEL	[Signature]	300 S. LEHUA ST. KAH. MAUI, HI.	276-5803	6/3/21
Lienne Stouy	[Signature]	Wailuku, HI 96793	856 5371	6/3/21
MARVENE RIVERA	[Signature]	245 MOHAKA ST. WAILUKU, HI 96793	871-6674	6/3/21

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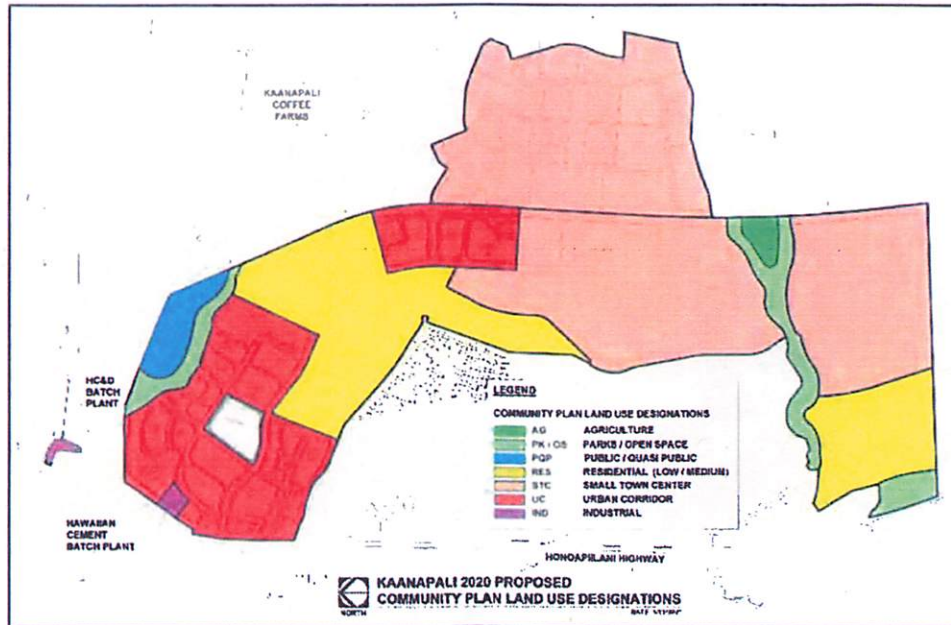


Name	Signature	Address	Phone No.	Date
VALDYN SAKAI		37 E PAPA AVE	214 2567	6-3-21
Brya Baybue		1363 Kahoma st	231-4819	6-3-21

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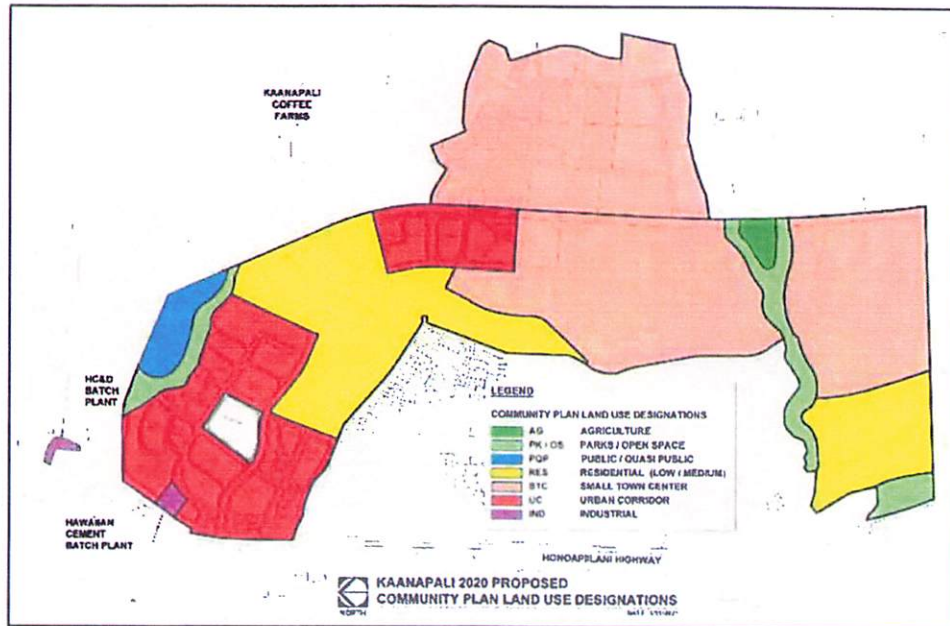


Name	Signature	Address	Phone No.	Date
HENRY Candasan	Henry Candasan	1015 Makalei Street Kahului HI 96732	808-871-5796	6/3/21
LIELI Candasan	Lieli Candasan	1015 Makalei Street Kahului HI 96732	808-871-5796	6/3/21
SALVACION LAOLAO	Salvacion Laolao	1015 MAKALEI ST. KAHULUI HI 96732	808-419-0908	6/3/21
ALLAN LAOLAO	Allan Laolao	1015 MAKALEI ST KAHULUI HI 96732	808-280-1487	6/3/21
Felicitas Pelino	Felicitas Pelino	1015 Makalei St. Kahului HI 96732	808-214-6004	6/3/21
Remy Valdez	Remy Valdez	3350 Aiea Rd. Kahului, Maui HI	808-250-5119	6/3/21
Jul Kaldy	Jul Kaldy	11	808-250-5711	6/3/21
LIGAYA PARIUA	Ligaya Parilla	61 AKAPOI Place Keh. HI 96792	385-6782	6/3/21
Rick Parilla	Rick Parilla	61 Akahi Place Keh. HI 96792	344-452	6/3/21
Eulyn Valdez	Eulyn Valdez	596 Moloiki Highway	8730578	6/3/21
Benedicto Valdez	Benedicto Valdez	596 Moloiki Highway	4422055	6/3/21

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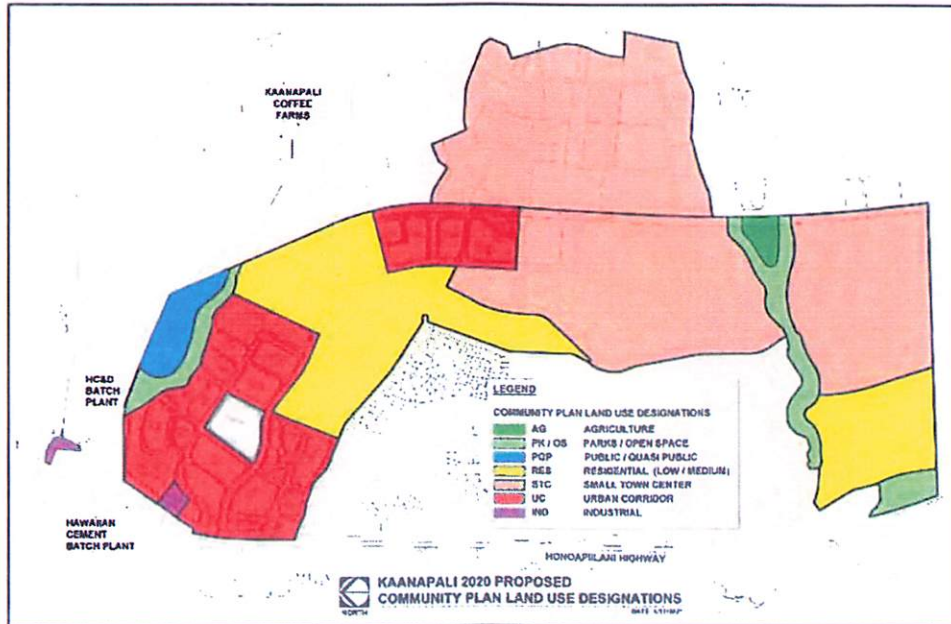
Name	Signature	Address	Phone No.	Date
VIOLETA NATIVIDAD	W. Natividad	233 Molokai Akau Kahului, HI	276-1155	6/3/21
Eliseo Natividad	Eliseo Natividad	233 Molokai Akau Kahului, HI	276-1155	6/3/21
Conchita de la Cruz	Conchita de la Cruz	406 'one St Kahului HI 96732	877-5650	6-3-21
Alcira Coloma	A. Coloma	406 'one St Kahu.	877-5650	6-3-21
Aida Primero	Aida Primero	44 Kono Plue Kahului	264-2487	6-3-21
Laura Marie	L. A	113 Lower Waialeale Beach Road	250-4551	6-3-21
Genelyn Domingo	Genelyn Domingo	113 Lower Waialeale Beach Road	250-4551	6-3-21
Jimmy Domingo	J. Domingo	Same		6-3-21
Cristina Robino	C. R.	987 Lower Waialeale Beach Road	280-5809	6-3-21
Felicitad Salas	Felicitad Salas	198 Lower Waialeale Beach Road	727-2434	6-3-21
Eunice Gabar	Eunice Gabar	117 Lower Waialeale Rd.	276-9998	6-3-21

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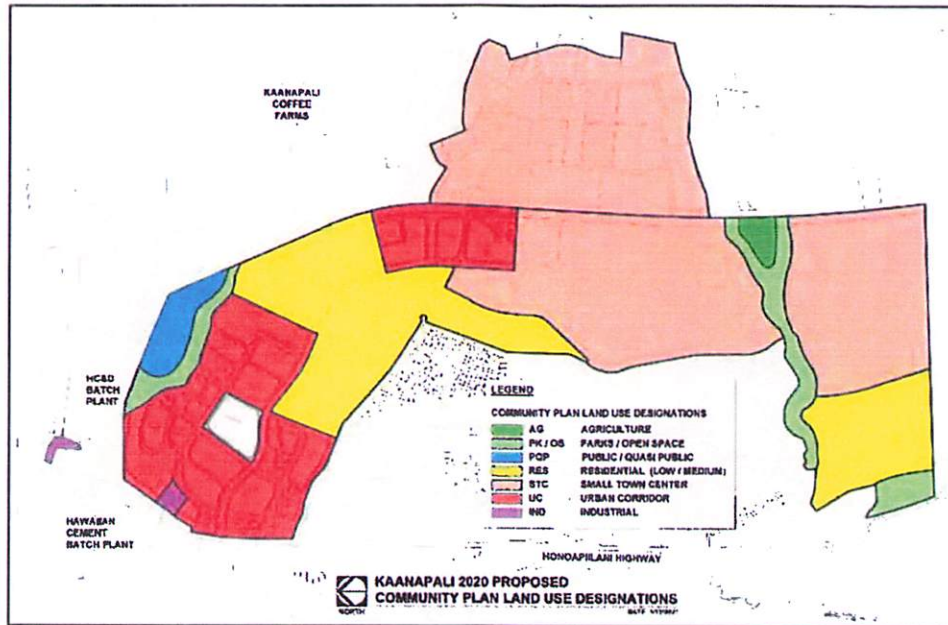


Name	Signature	Address	Phone No.	Date
Emmanuel A. Baltazar		1081 Mahalii Street Kahului, HI.	563-0796	06/03/21
Darren Lopez		1081 Mahalii Street Kahului, HI	844-3514	06/03/21
Pely Rarnus		1954 Niihau St Wailuku, HI. 96793	442-2908	6.3.21
Eliza Baltazar		1081 MAHALII ST. KAHULUI, HI. 96732	375-8757	6-3-21
Gemma Villon		302 Waihe'e Beach Rd. Wailuku, HI. 96793	268-2394	6-3-21
Imneil Feig		1081 MAHALII ST. KAHULUI, HI. 96732	244-8567	6-3-21
Kristine Villon		302 Waihe'e, Beach Rd Wailuku, HI. 96793	269-1087	6-3-21
KIMBERLY TABISULA		96 S. Papa Avenue Kahului	280-9818	6.3.21
Albert Tabisula		96 S Papa Avenue Kahului	280-9818	6.3.21
Zenaida Andaya		1114 Mahalii Place Kahului	383-7464	6-3-21
Jesse Andaya		1114 Mahalii Place Kahului	757-1315	6-3-21

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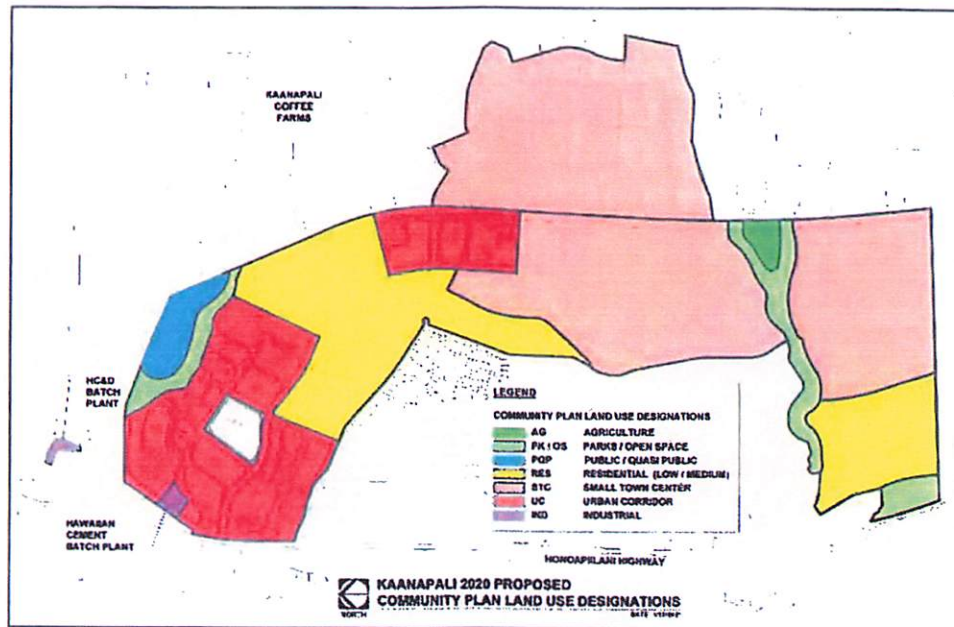


Name	Signature	Address	Phone No.	Date
DANIEL KALUA	[Signature]	211 LANA TR WAI	808 264-4444	6/3/21
YVONNE VILLANUEVA	[Signature]	61 EAST KANOA KAHOLA, HI 96761	661-1234	6/3/21
Patty Joy Kariko	[Signature]	1724 HANALUA ST. LAHAINA 96761	760-6093	6/3/21
KEVIN KALAHANE	[Signature]	P.O. BOX 1265	280-6937	6/3/21
Kellen Quinlan	[Signature]	115 MALOPIA PL KAHOLA 96761	860-4945	6/3/21
DAN K. THOMPSON	[Signature]	P.O. BOX 352 LAHAINA	298-4847	6/3/21
Michael Mulvihill	[Signature]	616 AKAKU ST WAILUKU		6/3/21
Matthew Curran	[Signature]	71 WAIKAKA LANE WAILUKU	560-7223	6/3/21
Marloun Onate	[Signature]	27 HOOIA PLANE LAHAINA	442 2112	6/3/21
OWEN KALAHANE	[Signature]	P.O. BOX 11265 LAHAINA HI 96761	808 280 6936	6/3/21
JOHN [Name]	[Signature]	P.O. BOX 11976 LAHAINA HI 96761	808 280 7046	6/3/21

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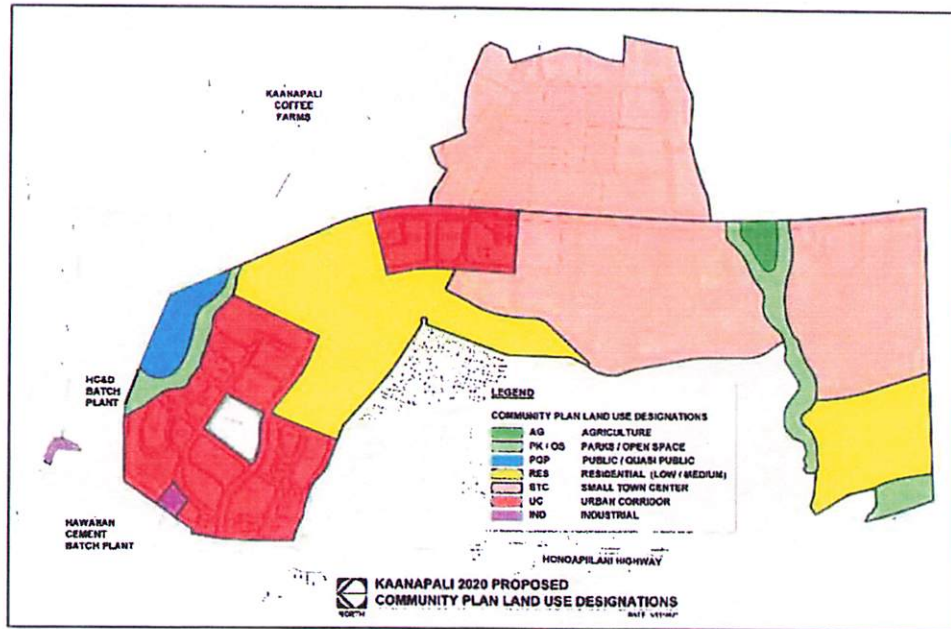


Name	Signature	Address	Phone No.	Date
Veronica Nova	<i>Veronica Nova</i>	124 Cedar St. Lahaina	808 418 8484	5/13/21
Melody Thomas	<i>Melody Thomas</i>	1708 Hooli St. Lahaina	(808) 268-8857	5/13/21
Lowder R. Rivera	<i>Lowder R. Rivera</i>	1107 Makeala Dr. Waihi	(808) 281-3719	6/3/21
Jimmy Pung	<i>Jimmy Pung</i>	401 Maalo St.	808 264 9254	
Helen Parilla	<i>Helen Parilla</i>	172 Hoomoku St. Kahului	(808) 264-0279	6/3/21
Abel Condo	<i>Abel Condo</i>	210 Malonai St.	808/298-4074	6/3/21
Kenneth Comlaag	<i>Kenneth Comlaag</i>	352 Aulike St	808-205-9780	6/3/21
MAHARD FABINO	<i>MAHARD FABINO</i>	97 Kaniwa Rd	(808) 264-4327	6/3/21
ELWORTH, JAMES	<i>ELWORTH, JAMES</i>	1321 KERO St.	808 283 7691	11
Aristotele Abut	<i>Aristotele Abut</i>	579 Kahako St.	808-633-1014	6/03/21
GEORGE AGRAYNI	<i>GEORGE AGRAYNI</i>	762 Hookahua Pl.	808-264-7849	6/3/21

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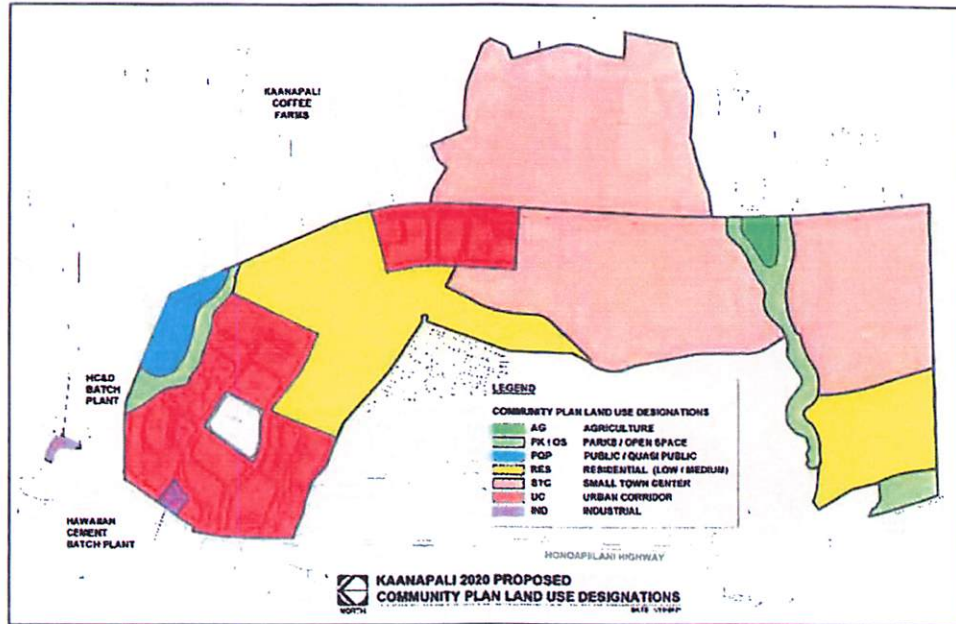


Name	Signature	Address	Phone No.	Date
Derrick Ribnuean	<i>[Signature]</i>	5170 Hanalei St	669-6540	6/3/21
Ricardo Flores	<i>[Signature]</i>	1321 KEA O ST	2803167	6/3/21
Walter Muehlen	<i>[Signature]</i>	50 Lee Pl.	669-0196	6/3/21
Mania Paoa	<i>[Signature]</i>	66 Lerie St.	808-269-1213	6/3/21
Warlita Neri	<i>[Signature]</i>	328 Anahulu St	808-385-7941	6/3/21
Kat Wright	<i>[Signature]</i>	316 Maui St	409-285-3148	6/3/21
JOE A.	<i>[Signature]</i>	1060 Laeae St. W.	264-8653	6/3/21
Jayne Naniuse	<i>[Signature]</i>	100 Maile St. Wailuku HI 96791	269-2285	6/3/21

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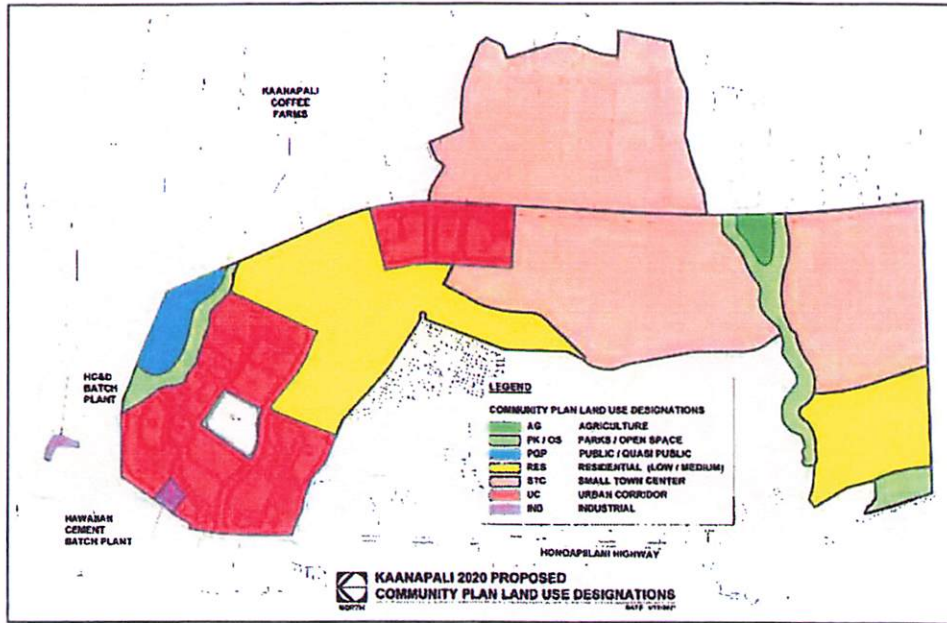


Name	Signature	Address	Phone No.	Date
Shanta Guzman	[Signature]	130 Hamaui Place	808-931-9266	6/3/21
Renato Celario	[Signature]	221 MOLEHULEHU ST.	(808) 871-2866	06/03/21
MARK DE LOS PERES	[Signature]	583 KAAKOLU ST. LAHAINA	808-276-4327	6/3/2021
FRANCESCA DE LOS PERES	[Signature]	583 KAAKOLU ST. LAHAINA	808-387-0243	6/3/2021
Joane Rosal	[Signature]	178 Anamuli St. KAHULUI	808-205-2248	6/4/21
Joyce Rosal	[Signature]	178 Anamuli St. KAHULUI	808-281-4122	6/4/21
Alika Brown	[Signature]	178 Anamuli St. KAHULUI	808-895-1418	6/4/21
Grace B. Dumavan	[Signature]	520 AKOLEA PLACE, KAHULUI	808-463-5665	6/4/21
Apolinar Rosal	[Signature]	178 Anamuli St. KAHULUI	808-205-2241	6/4/21
Johnnie B. Rosal	[Signature]	178 ANAMULI ST. KAHULUI	808-205-2248	06/04/21

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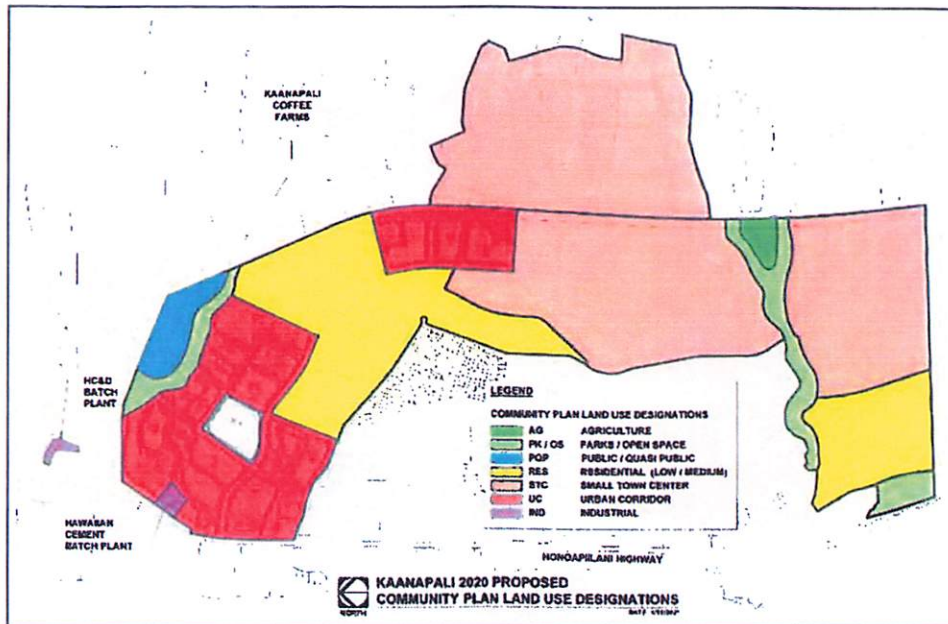


Name	Signature	Address	Phone No.	Date
JR Carrate	<i>[Signature]</i>	90 E Kawai St	866-6638	6-4-21
Nena Donato	<i>[Signature]</i>	377 West Papa	808-877-7777	6-4-21
Nenita Tablin	<i>[Signature]</i>	442 Kaulana St. Kah. Hi.	270-1157	6.4.21
Chahalehili	<i>[Signature]</i>	91 Poina Circle Kah. Hi.	249-8148	6-4-21
Vilote Pineda	<i>[Signature]</i>	233 Molo Kai Pkwy Kah. Hi.	276-1155	6.4.21
Melicia Paa	<i>[Signature]</i>	199 Molo Kai St Kah. Hi.	385-7140	6.4.21
Pedro Costa	<i>[Signature]</i>	158 Hoku Dr. Kah. Hi.	808-8230	6-4-21
Ely C. Matinad	<i>[Signature]</i>	233 Molo Kai Pkwy Kah. Hi.	208-5575	6.4.21
Zeny Gomes	<i>[Signature]</i>	233 Molo Kai Pkwy Kah. Hi.	808-1881	6/4/21
Alia P. Pout	<i>[Signature]</i>	3 Papa Ave Kah. Hi.	808-3346	6.4.21
Ely Matinad	<i>[Signature]</i>	233 Molo Kai Pkwy Kah. Hi.	871-7466	6.4.21

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I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.

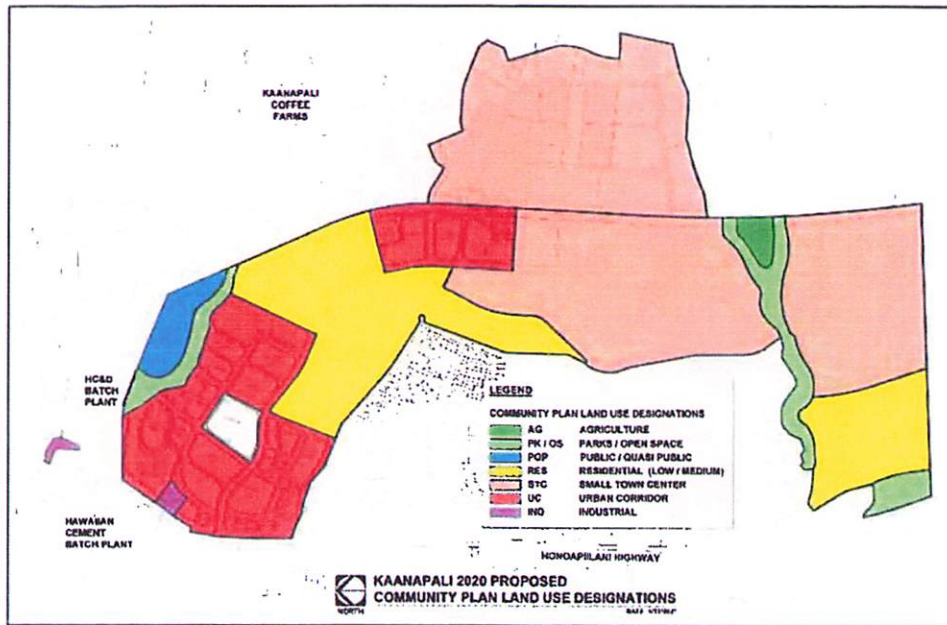


Name	Signature	Address	Phone No.	Date
Tomasa Kinnal	T. Kinnal	515 Kinnal St. Kah.	808-8287	6/2/21
Perly Delgado	Perly Delgado	233 Molokai Hwy St. Kah.	442-2694	6-3-21
Castro Rivera	Castro Rivera	Molokai Hwy St. Kah.	780-1168	6/3/21
Imelda Constantino	Imelda Constantino	404 KAHIKI ST. Kah.	808-2765308	6-4-21
Germana Fernandez	Germana Fernandez	226 Molokai Hwy St. Kah.	707-4290	6/4/21
Antonio Fernandez	Antonio Fernandez	226 Molokai St. Kah.	808-707-4290	6/4/21
Perly Delgado	Perly Delgado	233 Molokai Hwy St. Kah.	808-2051000	6/4/21
Clara D. Lopez	Clara D. Lopez	1078 Ohia St. Kah.	808-244-095	6/4/21
Zoraida L. Linares	Zoraida L. Linares	708 Pona Wy. Kah.	808-871-0721	6/4/21
Cesar Ventura	Cesar Ventura	" " "	" " "	"
John Threlkeld	John Threlkeld	Kahului	873-8462	6/4/21

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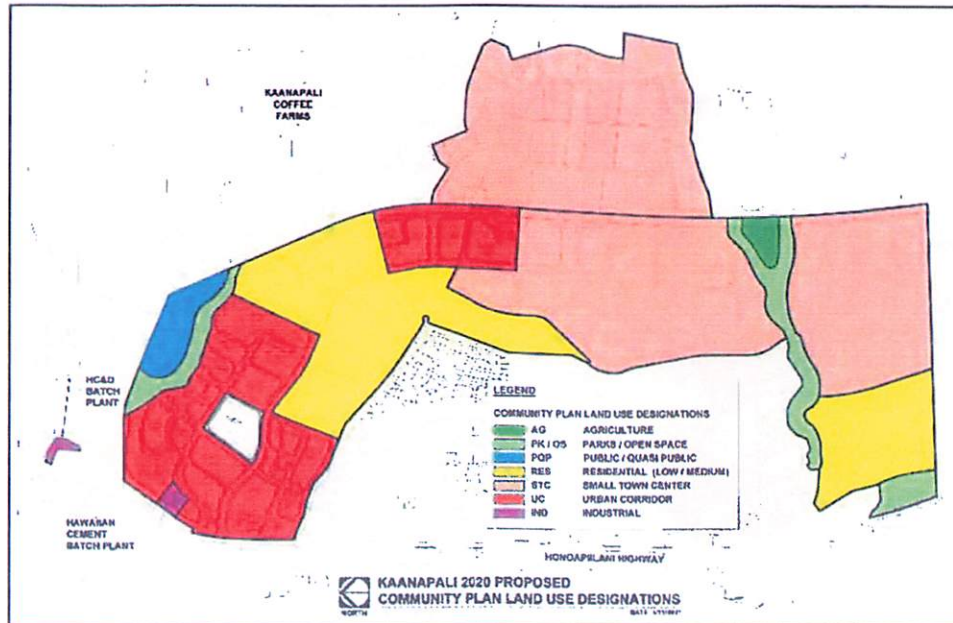


Name	Signature	Address	Phone No.	Date
Marlena Capuz	MCapuz	1073 Makali'i St Kahului HI-96732	250-8961	6-3-21
Florestina Capuz	FCapuz	581 Pohai St Kahului HI-96732	250-4315	6-3-21
Rogelio Capuz	RCapuz	581 Pohai St Kahului HI-96732	463-2837	6-3-21
Loralina Bonifacio	LBonifacio	408 Kipapa Place Kahului HI-96732	873-8136	6-4-21
Ben Bonifacio	BBonifacio	708 Kipapa Pl. Kahului HI-96732	873-8136	6-4-21
FELIPA CADAVIS	FCadavis	440 Lono Ave. Kahului HI-96732	808-871-2443	6-4-21
Saturnino Calavie	SCalavie	440 Lono Ave. Kahului HI-96732	808-871-2443	6-4-21
Janette Esperanza	JEsp	236 Kaula Drive Pukalani HI-96768	(808) 344-7397	6-4-21
TERESA FAHANO	TFahano	764 Pelehue St. Wailuku HI-96793	808-276-0767	6-4-21
Vilma Navarro	VNavarro	845 S. Lono Place Kahului HI-96732	280-9443	6-4-21
MURRAY PARRISH	MParrish	505 Kaimanali Pl. Kahului HI-96732	808-259-3208	6/4/21

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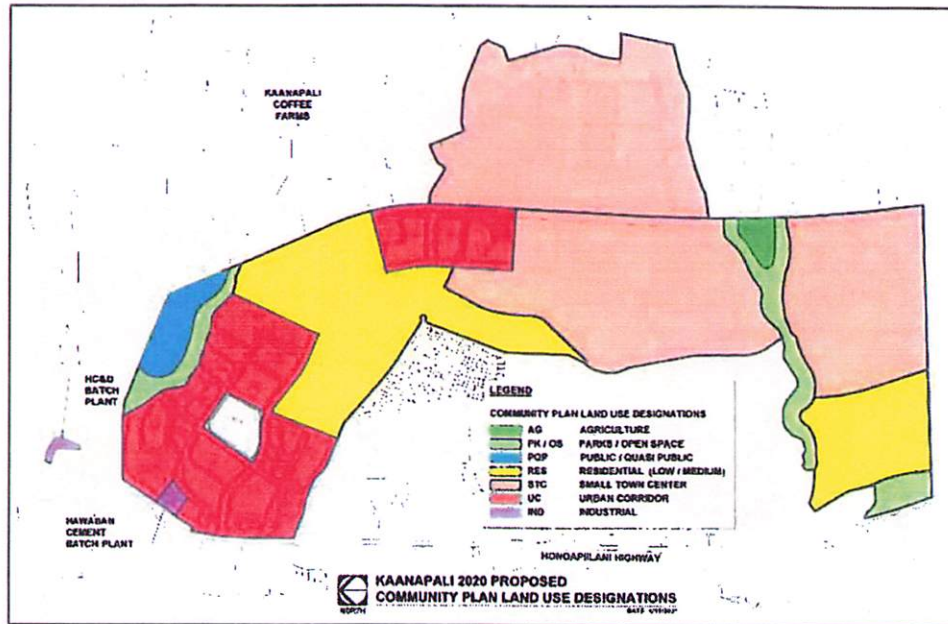
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Name	Signature	Address	Phone No.	Date
VIRGINIA DOMINGO	<i>Virginia Domingo</i>	762 Pomakai St.	808 344-7823	6/3/21
Dolores Baelayon	<i>D. Baelayon</i>	762 Pomakai St.	748-8241	6/3/21
Betty Tapat	<i>Betty Tapat</i>	818 Apapuni Pl.	857-5578	6.3.21
Kona Catchapino	<i>K Catchapino</i>	1061 Makalii St.	276-1592	6-3-21
Letty MACHAON	<i>Letty Machaon</i>	55 South Papa Ave.	268-9609	6/3/21
DOHRIE GASPAR	<i>D. Gaspar</i>	192 Molokai Akau St. Lahului - 96732	808-276-5049	06/03/21
Krystal Dominguez	<i>K. Dominguez</i>	296 W Hawaii	808-344-7625	6/03/21
Brigida Feig	<i>Brigida Feig</i>	149 Kunia St.	808-281-2343	6/3/21
JANEIRA SARA	<i>J. Sara</i>	1073 Makali	633-0882	6/3/21
Ligaya S. Abca	<i>L. Abca</i>	1073 Makali St.	808 75-9247	6/3/21
Mark Baidos	<i>Mark Baidos</i>	296 W Hawaii	796-4540	6/3/21

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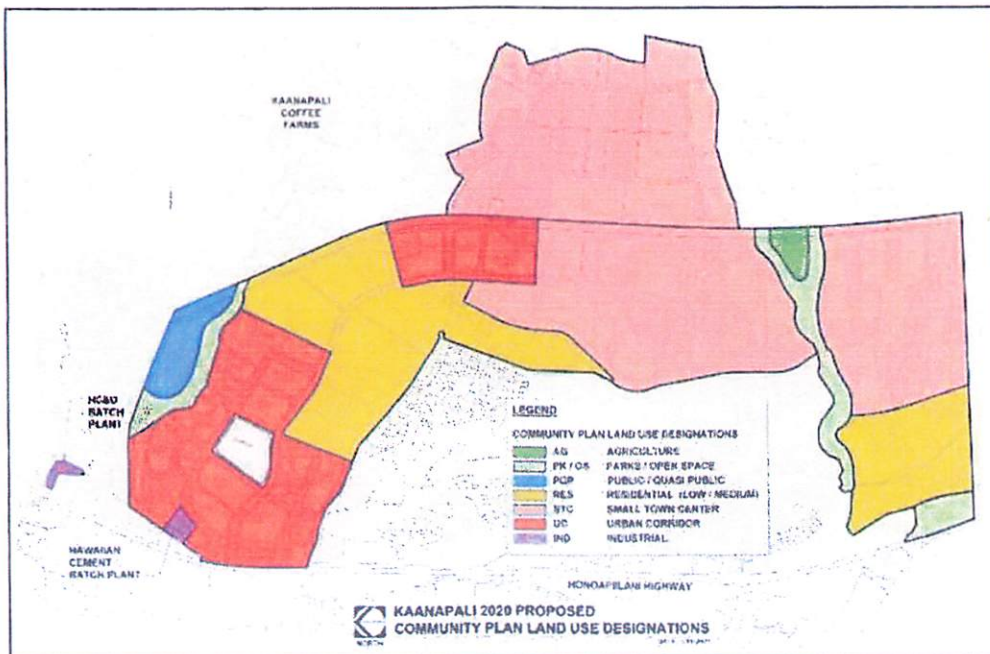


Name	Signature	Address	Phone No.	Date
FLO CRADDICK	<i>[Signature]</i>	932 Hoomanu St.	633-4608 283	6/4/21
VIRGIE GALAGA	<i>[Signature]</i>	737 S Alu Rd, Wk 1	420 5	6/4/21
Coleta Diego	<i>[Signature]</i>	605 South O'ahu ST.	808-250-7380	6.4.21
Jomahua Gano	<i>[Signature]</i>	85 West Papa Ave.	808-721-0588	6/4/21
Tarula Pigao	<i>[Signature]</i>	404 Kahiki St Kahului	808-835-4492	6/4/21
Petronila Galinato	<i>[Signature]</i>	8880 Koeha Place, Makawili HI	808-205-4482	6/4/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



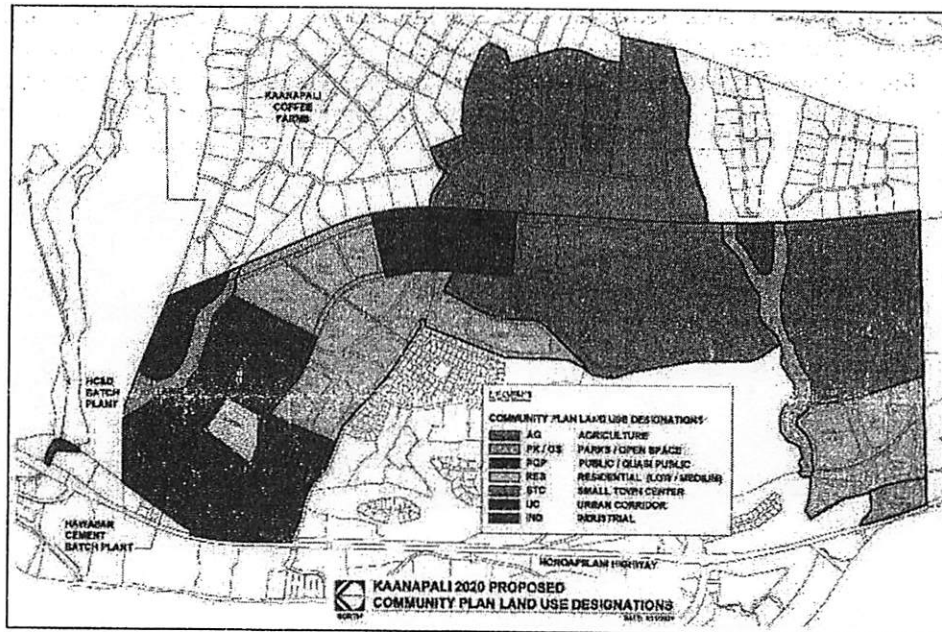
**I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.**

[illegible]

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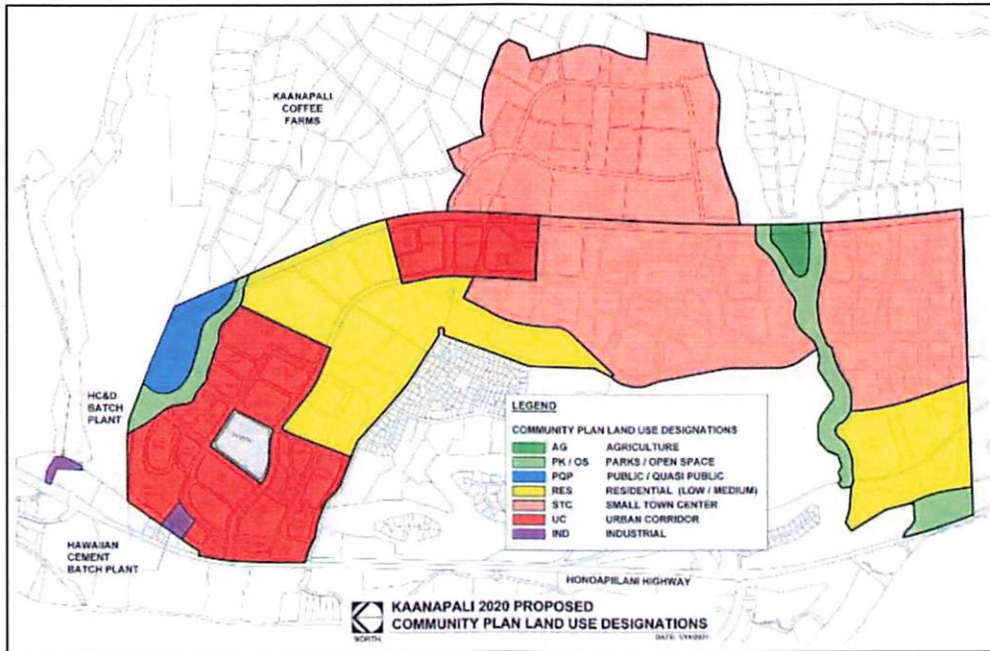


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[illegible]

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Name	Signature	Address	Phone No.	Date
Steve Fuller	<i>STEVE FULLER</i>	219 Kahana Ridge Drive, LAHAINA, HI 96761	283-2420	Jun-05-2021

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Kaanapali Land Management Corp.

275 Lahainaluna Road • Lahaina, Maui, HI 96761 • t: (808) 661-9652 • f: (808) 667-9658 • www.KaanapaliLand.com

*Honoring our roots.  
Preserving our spirit.*

November 17, 2021

Council Chair Alice Lee  
Council of the County of Maui  
Office of Council Services  
200 South High Street  
Wailuku, HI 96793

RECEIVED  
2021 NOV 17 PM 3:24  
OFFICE OF THE  
COUNTY CLERK

Subject: Council of the County of Maui Public Hearing 11/18/2021  
Testimony by Chad Fukunaga, Kaanapali Land Management Corp.  
Re: Bill for an Ordinance Amending Section 2.80B.070

I'm providing testimony in support of the Kaanapali 2020 community master plan. I've been an active participant of the Kaanapali 2020 community planning for 16 years and have witnessed the dedication and time many citizens have also given to this process. But what better way for a landowner and concerned citizens to work together? This question bares thought because the Kaanapali 2020 community master plan is not properly represented by the currently drafted West Maui Community Plan.

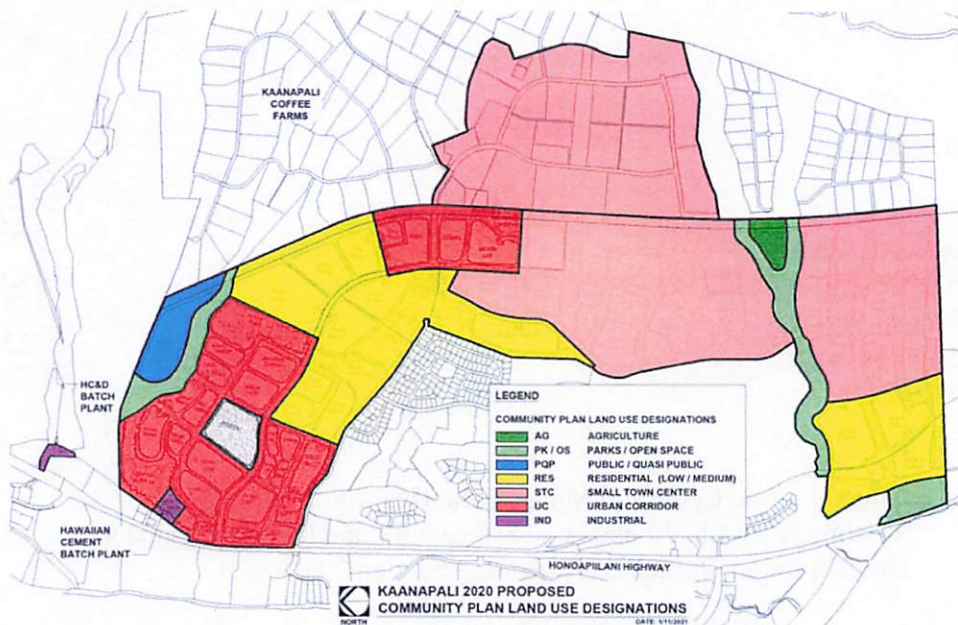
The Kaanapali 2020 planning effort has always been an open and transparent process. All community members were/are invited to participate, regardless of their background or belief. The idea being the more voices with differing background and ideals will provoke more discussion and help create a model for a complete and well thought out community.

The planning effort has been collaborative and thorough. The Kaanapali 2020 community group reviewed resumes and selected a planning consultant and engineer to guide and advise them with the development of the master plan. They have also met with, and continue to meet with, various County and State agencies, and local politicians to understand infrastructure and regional factors.

The master plan incorporates many community benefits, such as medical facilities, transportation center, police substation, cultural center, veterans memorial park, community center & garden, tennis complex, intermixed parks and opens spaces, and more.

The Kaanapali 2020 community group recommends the Community Plan land use designations shown in the following exhibit. The suggested exhibit is consistent with the Kaanapali 2020 master plan and promotes separate and unique community centers. This same exhibit was shared with other community members, and I submit to you (attached) 324 signatures of support.





Do you believe landowners and concerned citizens should work together? If so, please honor the efforts of the Kaanapali 2020 community group and adopt the Community Plan land use designations shown above.

Sincerely,

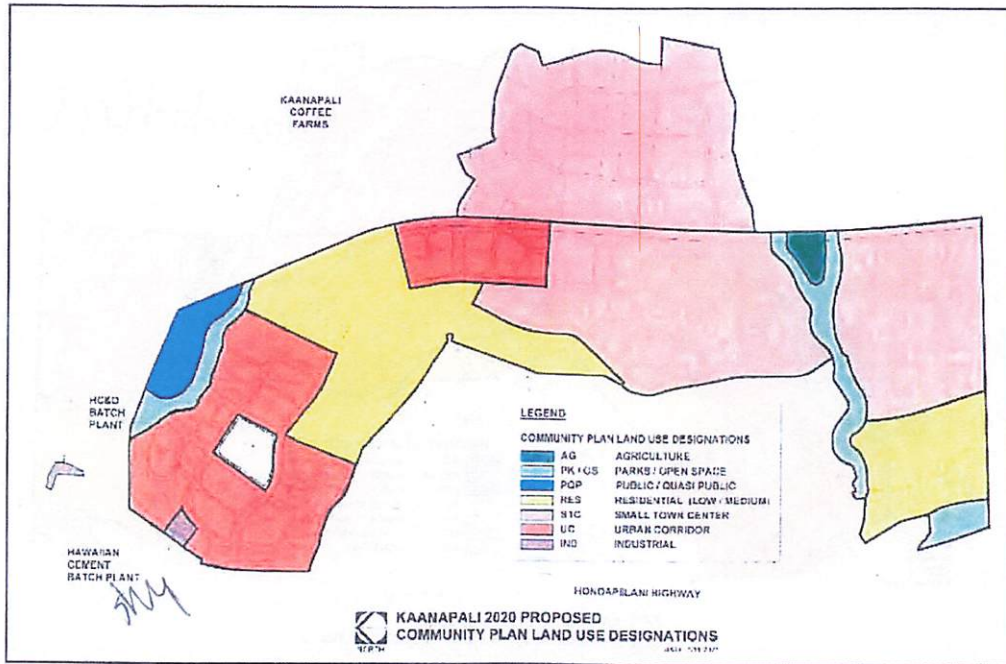
Chad Fukunaga  
Vice President  
Kaanapali Land Management Corp.

Attachments:  
324 Signatures of Support



2/14/21  
①

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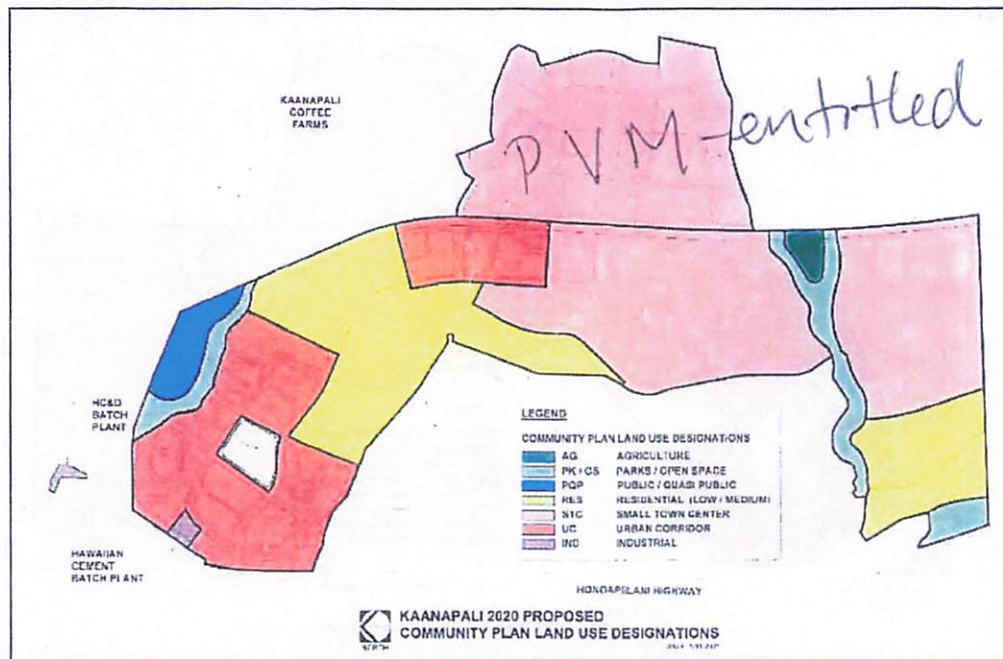


umca

Name	Signature	Address	Phone No.	Date
Elle Cochran	<i>Elle Cochran</i>	944 Keenalea Ln Lahaina HI 96761	808-281-7709	2/14/21
Kimo Kirkman	<i>Kimo Kirkman</i>	911 Kauli Place Lahaina HI 96761	808-280-6115	2/14/21
Steff Kirkman	<i>Steff Kirkman</i>	911 Kauli Place Lahaina HI 96761	808-930-7431	2-14-21
Myrna An He	<i>Myrna An He</i>	33 Waipuni Pl Lahaina HI 96761	808 264 0784	2/14/21
Abraham An He	<i>Abraham An He</i>	33 W Aipuni Lahaina HI 96761	808 661 3790	2/14/21
WAYNE COCHRAN	<i>Wayne Cochran</i>	10112 LAWA DR 104-1 LAHAINA HI 96761	808 264 2645	2/14/21
Janida Farnier	<i>Janida Farnier</i>	518 Iukahi St. Lahaina HI 96761	808 205 4509	2/16/21
Jeff DeRienz	<i>Jeff DeRienz</i>	5177D Hanawai St Lahaina HI 96761	808(269-1622)	2/17/21
DAVID LUCILEY	<i>David Luciley</i>	134B SHAW ST LAHAINA HI 96761	808 281-5237	2-19-21
Janet L. Bosfield	<i>Janet L. Bosfield</i>	134A SHAW ST Lahaina HI 96761	808 281-1946	2/19/21
Godia K. St...	<i>Godia K. St...</i>	134A SHAW ST Lahaina HI 96761	808 684-2328	2/19/21
...	<i>...</i>	134A SHAW ST Lahaina HI 96761	949-939 (0220)	2/19/21



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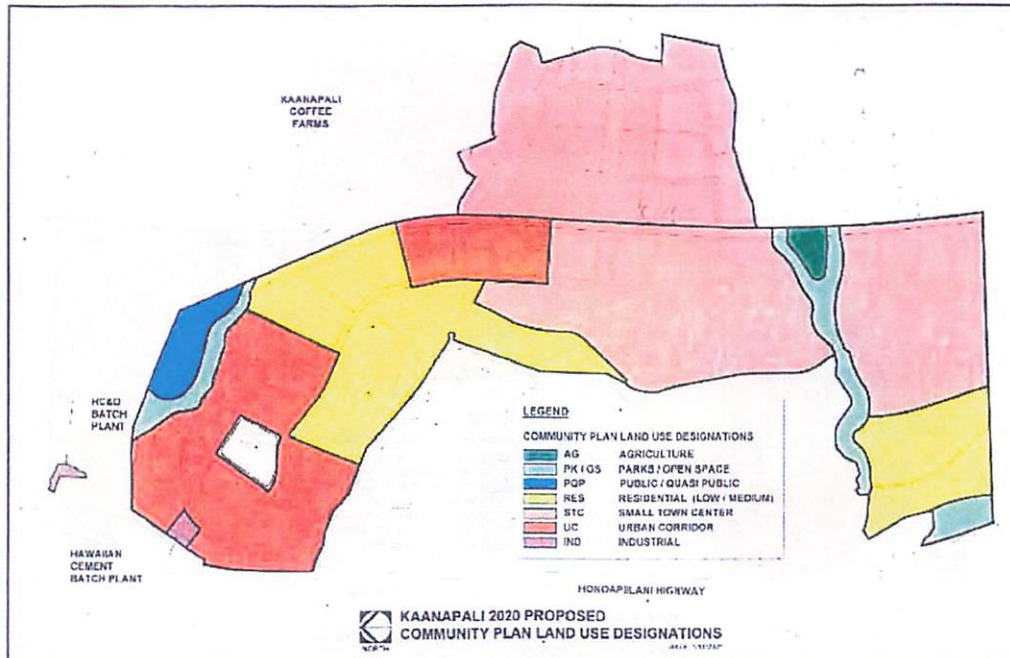


Name	Signature	Address	Phone No.	Date
Aranda Kahaiatu	[Signature]	6 Ipu vai lane #203 <sup>96761</sup> Lahaina	808-866-6575	2/19/21
Don Mike Kahaiatu	[Signature]	6 Ipu vai lane #203 <sup>96761</sup> Lahaina	"	2/19/21
Kevin Nacasaks	[Signature]	131 S. W. LAH 96761	661-5335	2-19-21
Mary B. Kujat	[Signature]	359 W. L. L. Rd Lahaina, HI 96761	250-4998	2/20/21
John Flores	[Signature]	4955 HANAWAI ST #5201	205-4920	2/27/21
Charoy Nemea	[Signature]	" "	" "	2/27/21
Pat Sanchez	[Signature]	956 Kamekua Up Lah. HI. 96761	NU Ph.	4/27/21
Ashley Towe	[Signature]	324 WANDUA ST. LAHAI, HI 96753	205-7504	2/28/21
Jess Park	[Signature]	1500 Limahana Cir APT 201, HI 96761	(808) 551-4551	3/1/21
Rhonda Park	[Signature]	" "	"	"
Nancy Phleger	[Signature]	322 LAHAINA FRONT ST.	662-8642	3/4/21
Charles Phleger	[Signature]	"	"	"



3

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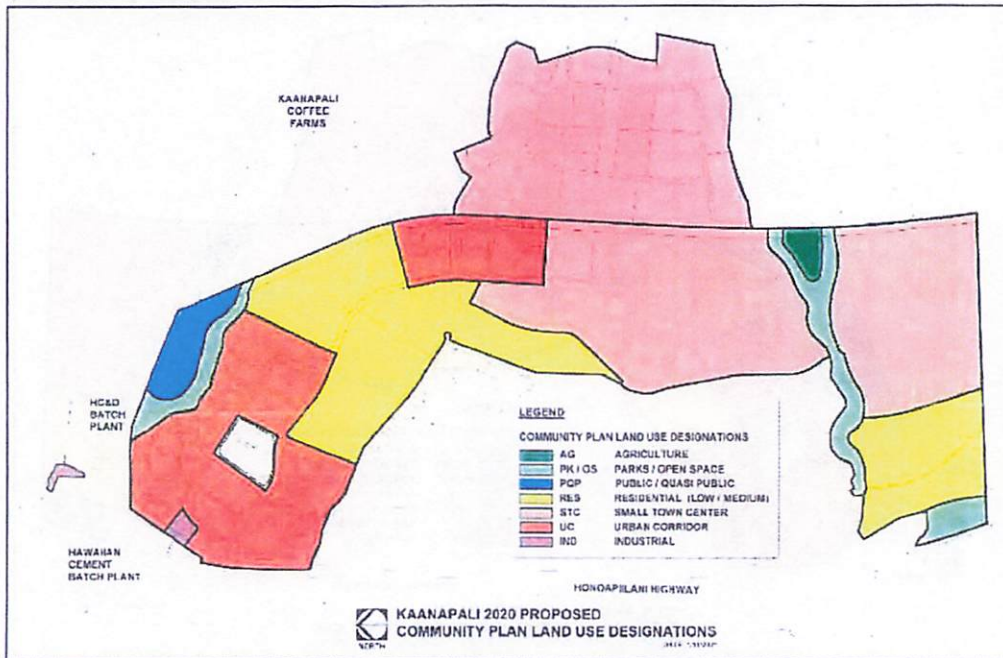


Name	Signature	Address	Phone No.	Date
Noah Benjamin	<i>Noah Benjamin</i>	322 Front St.	425-2292	3/4/21
Christian Phleger	<i>Christian Phleger</i>	322 Front Street	808-226-8738	3/4/21
David Ichimura	<i>David Ichimura</i>	774 Pounce Loking	808-264-0387	3/5/21
Lisa Jaramillo	<i>Lisa Jaramillo</i>	102 Kapunakua St	808-764-4552	3-5-21
Quintin Delagente	<i>Quintin Delagente</i>	406 Kenui Cir	408-344-8120	
Ronald Baybado	<i>Ronald Baybado</i>	950 Kana Kua Yp	808-276-4606	3/9/21
Carmen Malott	<i>Carmen Malott</i>	3660 Lower Honoapiʻilani Rd, Lahaina, Hawaii	808-646-1866	3-10-21
Morris Haole	<i>Morris Haole</i>	160 Kealahou Ave	446-1606	3-11-21
Jenilyn Espinosa	<i>Jenilyn Espinosa</i>	864 Nihue St. Lah	(808) 440 5479	3/11/21
Thomas Cook	<i>Thomas Cook</i>	2118 Kihikihi, HI 96751	808-2205	3/13/21
Laura Blears	<i>Laura Blears</i>	5126 L. Honoapiʻilani	808-264-0263	3/14/21

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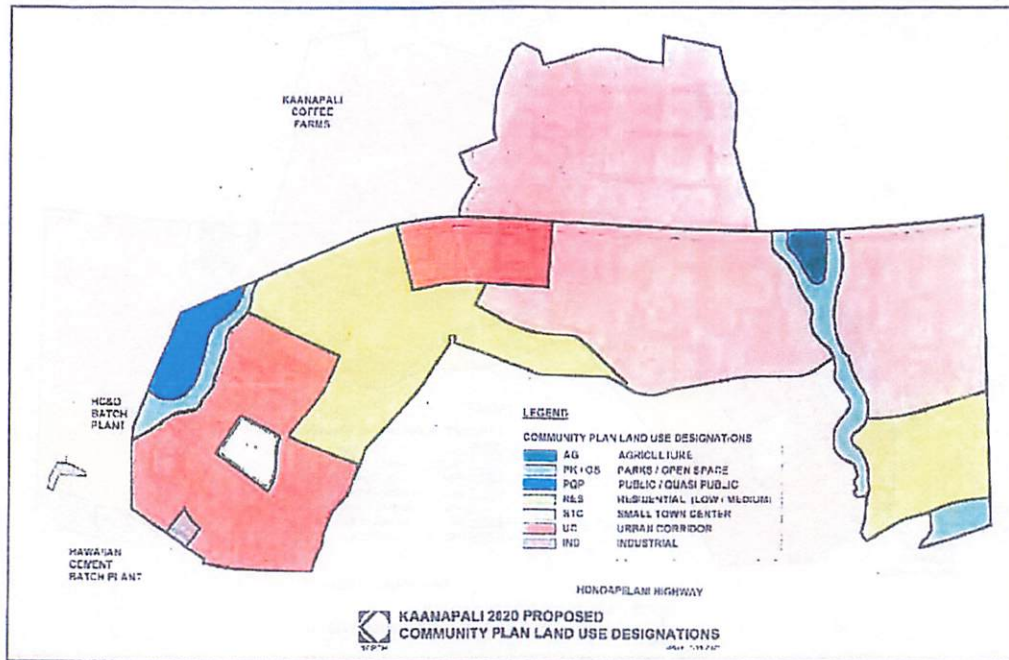


Name	Signature	Address	Phone No.	Date
Heather Sheridan	<i>Heather Sheridan</i>	145 Baker St., F-21	385-5499	3/27/21
Sharilynn Papagayo	<i>Sharilynn Papagayo</i>	348 Haulani St. Pukalani	344-3052	3/27/21
Sammy Papagayo	<i>Sammy Papagayo</i>	348 Haulani St. Pukalani	357-4457	3/27/21
ANITA CABANILLA	<i>Anita Cabanilla</i>	860 KOPIU ST. LAH	276-1065	3/27/21
Joy Cabanilla	<i>Joy Cabanilla</i>	" "	388-6737	3/27/21
JORDAN CABANILLA	<i>Jordan Cabanilla</i>	212 KOND MAI STREET	276-9509	3.27.21
ANA CABANILLA	<i>Ana Cabanilla</i>	" "	345-7446	3.27.21
Esmeralda Amiza	<i>Esmeralda Amiza</i>	810 S. Miihau Pl	276-5903	3/27/21
M. Tahiri	<i>M. Tahiri</i>	125 Ipuhula Way	276-8861	3/27/21
Clara	<i>Clara</i>	125 Ipuhula Way	298-1485	3/27/21
Lani Cabanilla	<i>Lani Cabanilla</i>	P.O. Box 1285 Lah.	808-381-8585	3/27/21

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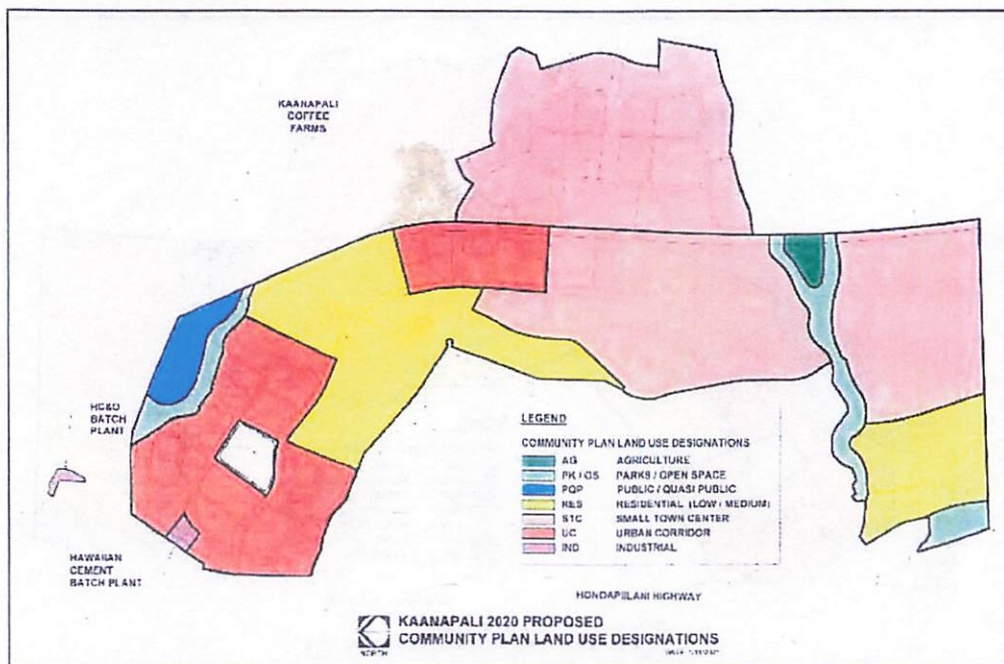
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Name	Signature	Address	Phone No.	Date
Deanna Soares	[Signature]	32 Kua Place, Lah	305-1960	3/17/21
Michelle Low	[Signature]	251 panacwapi, lah	626-201-7577	3/25/21
KATHLEEN L. HARRIS	[Signature]	468 KAHAE ROAD	808-291-2323	3/25/21
RIAN TAKESHAW	[Signature]	31 Kahuna Ridge Pl	870-7151	3/15/21
Matthew Veillette	[Signature]	899 Kukuio Pl.	205-9130	3/25/21
VINCENT FORMATO	[Signature]	1225 S. NAHALE PL	649-0163	4-2-21
Juanita Basco rd	[Signature]	1225 Snahale Plahana	649 0163	4.3.21
Mireya Disher	[Signature]	724C Lupa Kini St.	310-6224	4/27/21
SHARON K. FUNK	[Signature]	117 MALOLO PL LAHAINA	808-298-6386	5/3/21
James Vierra	[Signature]	945 Kanaka Lp	808-661-3442	5/03/21
Lesley Vierra	[Signature]	945 Kanaka Lp	(808) 661 3442	5/5/21
Raeden Bouchard	[Signature]	82 Haku Pl	808 669-7885	5/3/21



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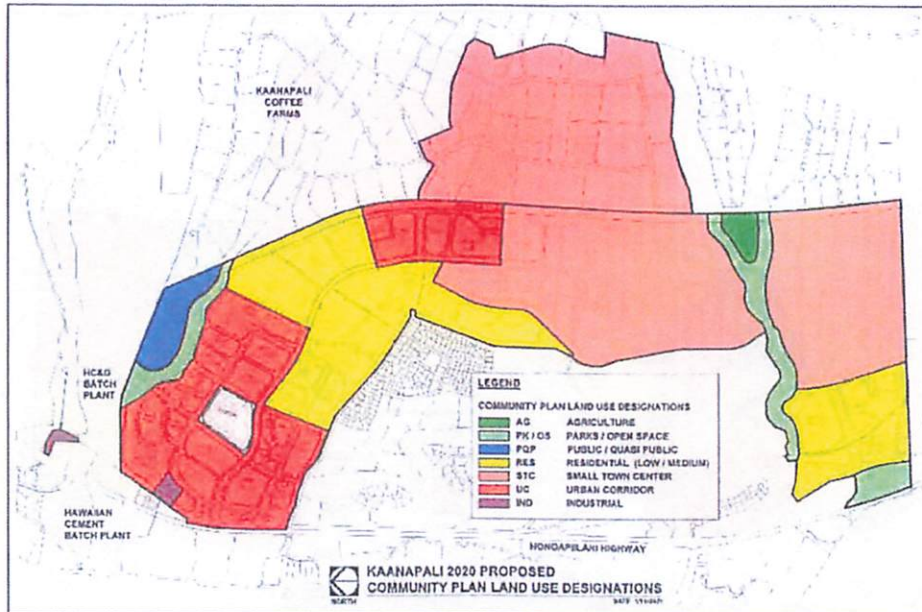


Name	Signature	Address	Phone No.	Date
B. Angelica Perez	B. Angelica Perez	4310 Lower Honoapiʻilani Hwy	(808) 446-2603	5-8-21
Risa Pascal	Risa Pascal	1403 Front St Lhna	808-281-1224	5-11-21
Apela Goloras	Apela Goloras	573 Waihee St.	808 661 3378	5/17/21
Keola Sequencia	Keola Sequencia	573 Waihee ST	808 661 3378	5/17/21
Philip Link	Philip Link	1401 Komo hana Pl	808 283-5455	5/12/21

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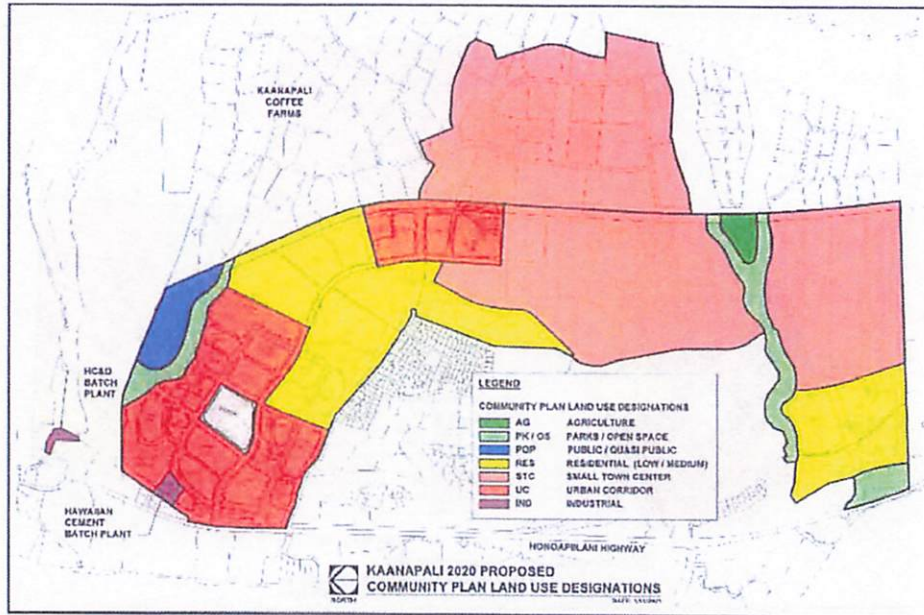


Name	Signature	Address	Phone No.	Date
Rick W. Vowles Jr		2694 IILAWI WAY, MAKAHA	870-6920	6/2/2021
GUSTAV KAMINA		980 MAKAHA ROAD	357-9114	6-2-21
Shari Terada		11 Haipule Pl., Kahului	(808) 280-0992	6/02/2021
KEVIN ABULON		1090 MAHAU ST, MAK.	870-4814	6/2/21
Kelli Garcia		233 Koni Pl. Wailuku HI 96793	493-5123	6/02/21

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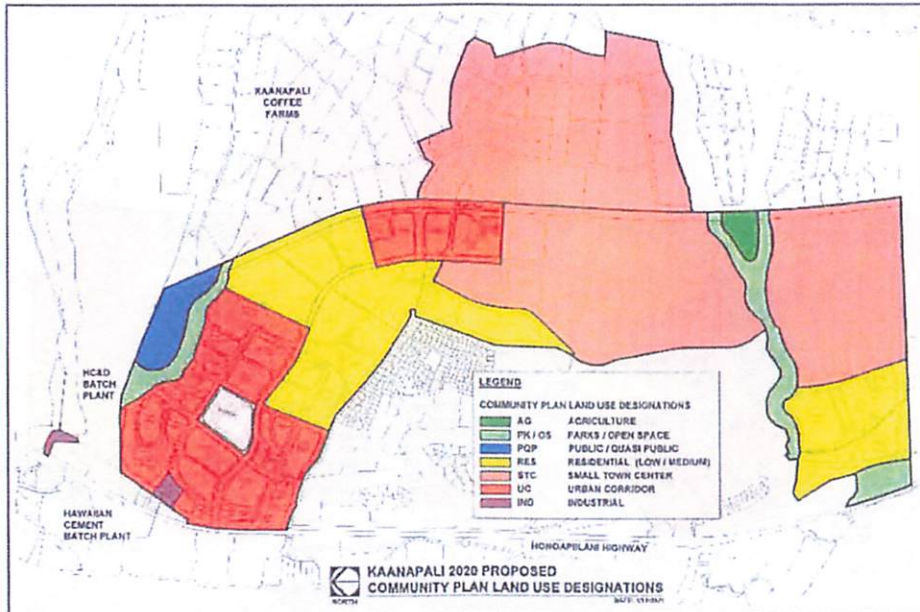


Name	Signature	Address	Phone No.	Date
Troy Cordin	<i>[Signature]</i>	852 Puniolo Pl	808 411-5788	6/2/21
Ben Ponce	<i>[Signature]</i>	3379 Anuwana Pl. Pihalani	808 269-0498	6-2-21
Kanalea Punahele	<i>[Signature]</i>	145 Mokuhe St	757-4585	4/2/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



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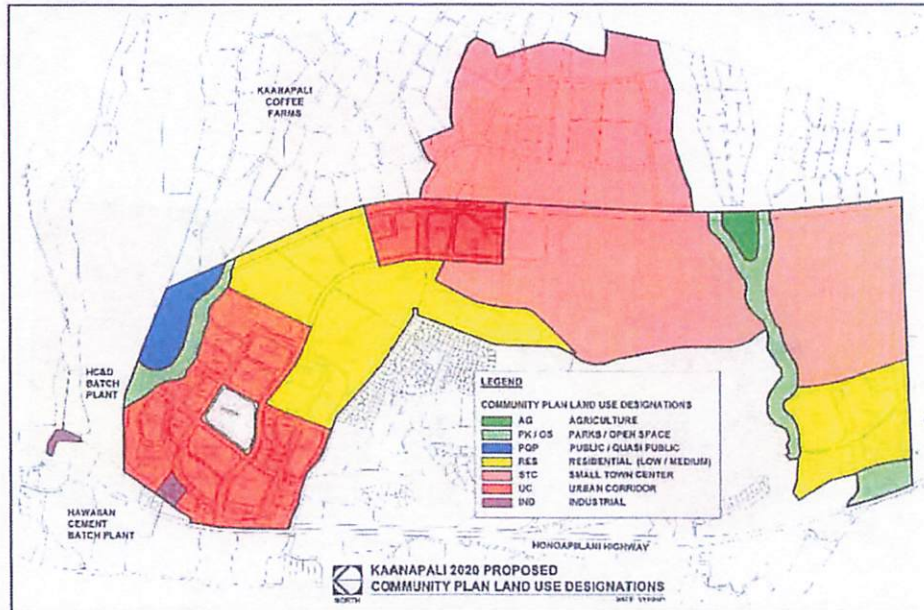


Name	Signature	Address	Phone No.	Date
Kevin Fernandez		P.O. BOX 5 MAKAWAO	870-1855	6-2-21
STEPHEN Urayanaka		34 KAKAWAHE	244-3090	6/2/21
Debra Miguel		101 W. PAPA AVE	357-6724	6/2/21
Jared Victorino		131 MIYODA ST.	281-9406	6-2-21
Edgar Somera		522 KULUW. DR.	357-7710	6/2/21
Shawn Tuare		894 PULEHIKI RD	285-9481	6-2-21
Jonathan Tavares		3299 KIHARAI PI	446-0155	6-2-21

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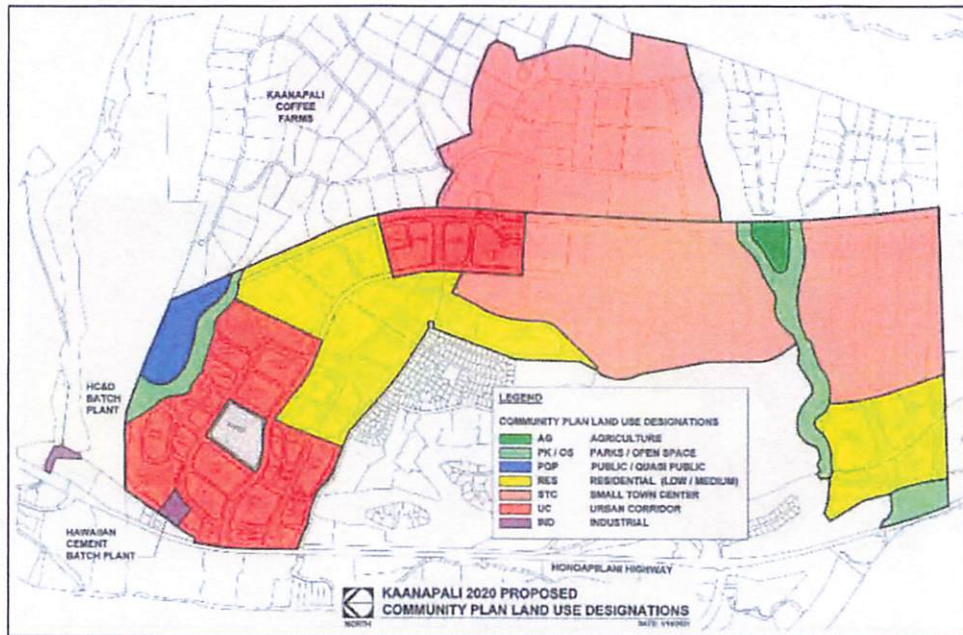
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Name	Signature	Address	Phone No.	Date
Eric Matsuda	<i>[Signature]</i>	162 West Lanai St Kahului, HI 96732	808 385 7805	5/11/21
Richard Y. Santo	<i>[Signature]</i>	1013 Prospect St, Apt 1216 Honolulu, HI 96822	808.358.6245	5/11/21
Dayna Pacheco	<i>[Signature]</i>	761 Malaihi Road Wailuku, HI 96793	808 280 6615	5/11/21
Brooks Aoki	<i>[Signature]</i>	1273 Moohele Street Wailuku, HI 96793	808 357 4787	5/12/21
Jason Kuraoka	<i>[Signature]</i>	545 Kualau Street Wailuku, HI 96793	808 280 0334	5/13/21
Jason Springer	<i>[Signature]</i>	1032 S Kihei Rd B203 Kihei, HI 96753	808-868-9918	5/14/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.

KAANAPALI COFFEE FARMS

HECO BATCH PLANT

HAWAIIAN CEMENT BATCH PLANT

HONOLULU HIGHWAY

**LEGEND**

COMMUNITY PLAN LAND USE DESIGNATIONS

AG	AGRICULTURE
POS	PARKS / OPEN SPACE
POP	PUBLIC / OPEN SPACE
RES	RESIDENTIAL (LOW / MEDIUM)
STC	SMALL TOWN CENTER
UC	URBAN CORRIDOR
IND	INDUSTRIAL

KAANAPALI 2020 PROPOSED  
COMMUNITY PLAN LAND USE DESIGNATIONS

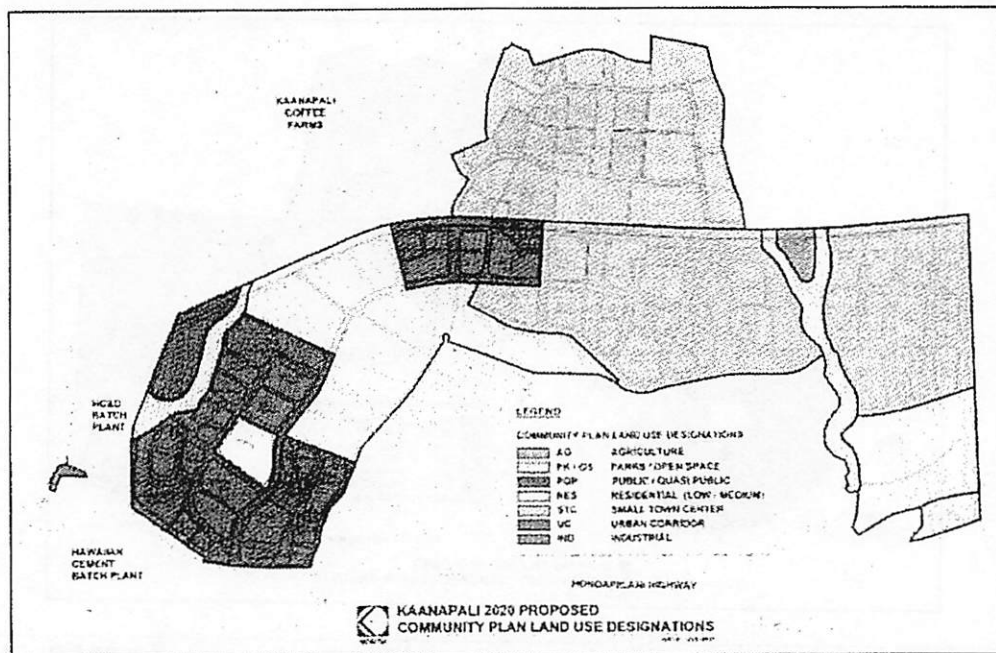
06-1-143-001

[illegible]

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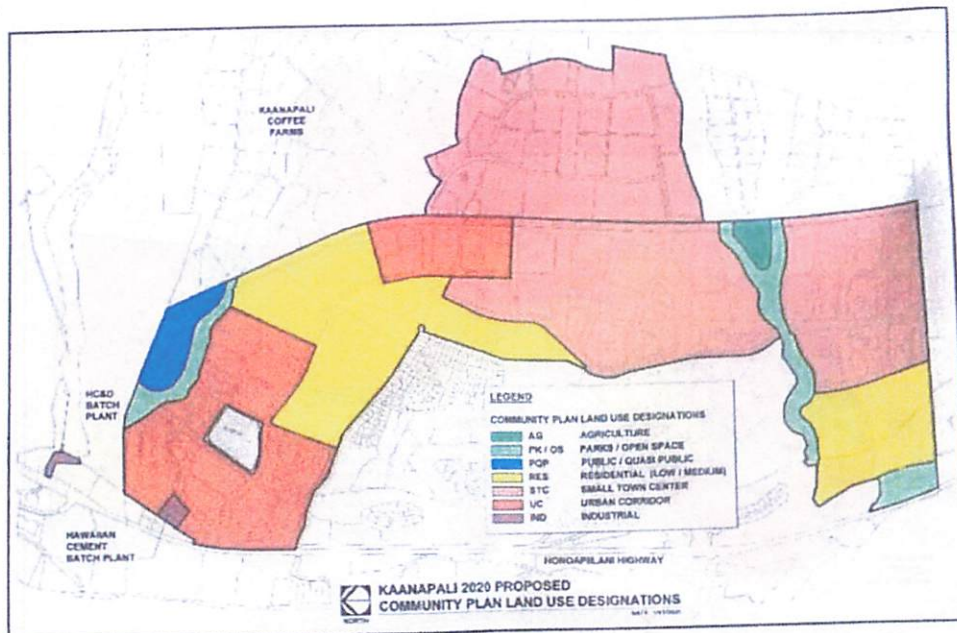


Name	Signature	Address	Phone No.	Date
BOB PROUB	<i>[Signature]</i>	2560 Kekaa Dr C-705	661-3307	5/11/21
BOB PROUB	<i>[Signature]</i>	"	"	5/11/21

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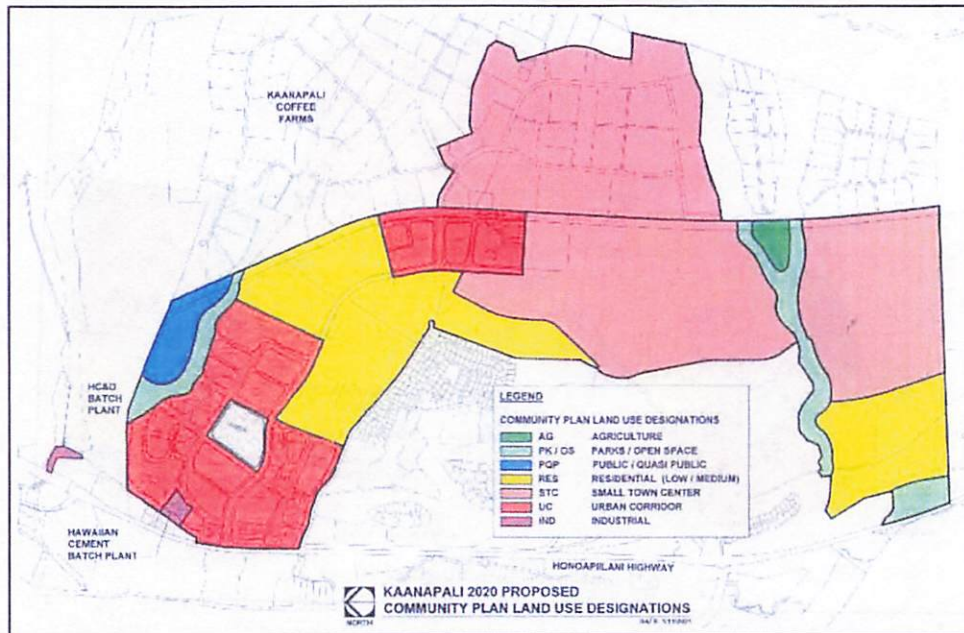
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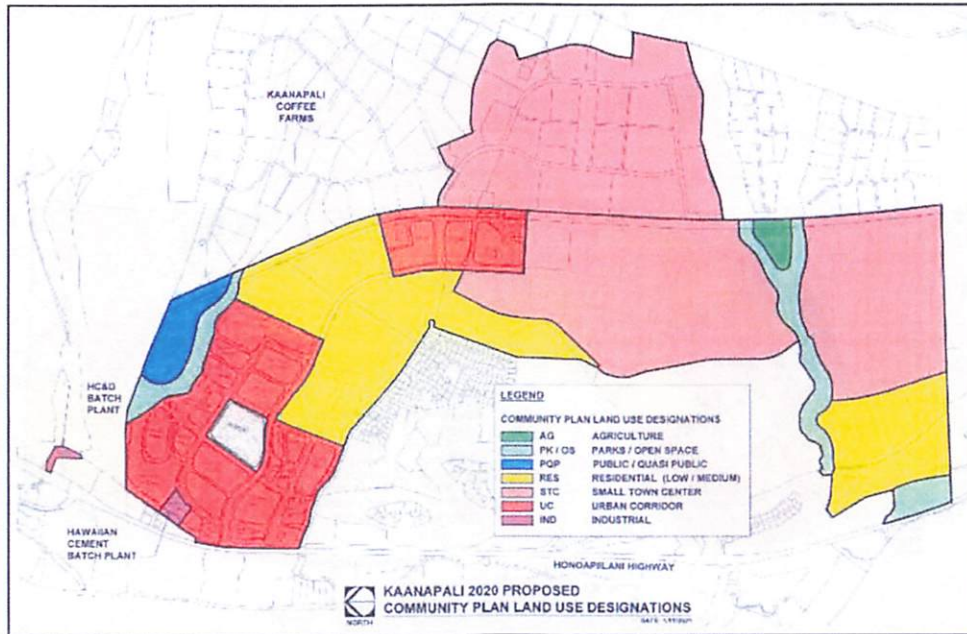
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Name	Signature	Address	Phone No.	Date
<i>Debra M. Kanihō</i>	<i>[Signature]</i>	41 Hoku Pūhikapā St. Kahului 96735	870 203	5/12/21
<i>Kamealoha Kanihō</i>	<i>[Signature]</i>	1735 Hanohano St Lah, 96761	808-250-8298	5/12/21
<i>Pamela Kanihō</i>	<i>[Signature]</i>	" "	808-727-9741	5/12/21
<i>Ryah Kanihō</i>	<i>[Signature]</i>	" "	808-495-3040	5/12/21
<i>Keaton Hahn</i>	<i>[Signature]</i>	1736 aa place	808 263-0000	5/12/21
<i>Adri Hahn</i>	<i>[Signature]</i>	1736 aa	808 264-1065	5/12/21
<i>Liahona Kanihō</i>	<i>[Signature]</i>	1735 Hanohano St.		5/12/21
<i>Danner Kanihō</i>	<i>[Signature]</i>	382 Alii St	808 419 0003	5/17/21



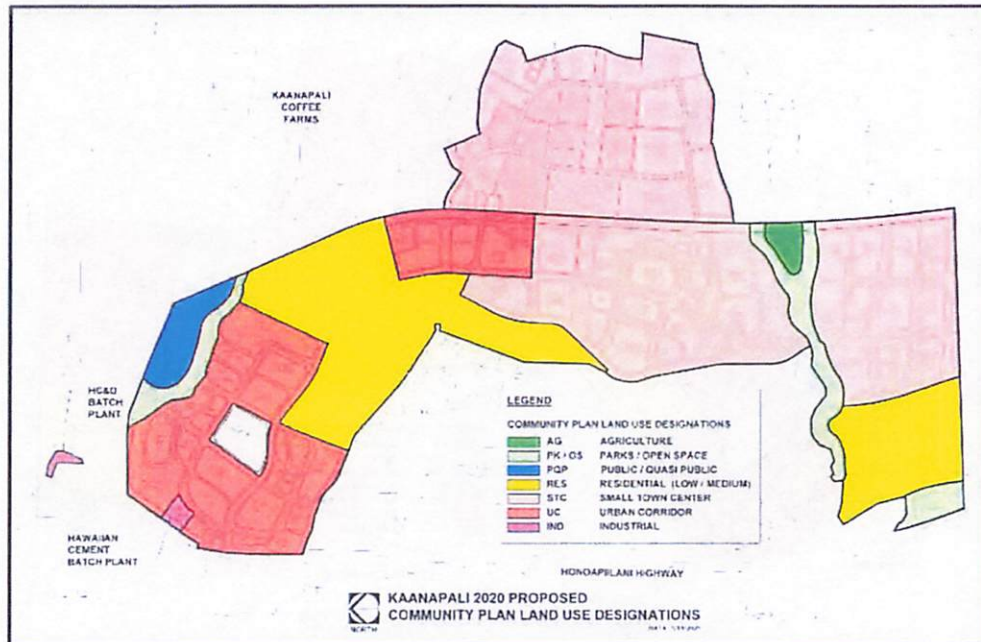
I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.



Name	Signature	Address	Phone No.	Date
Michael Arakawa	<i>[Signature]</i>	481 Kauhī Pl. Lah.	667-5395	5/12/21
Kela Kaula'ana	<i>[Signature]</i>	695 Hoene St. Makawao, HI 96768	(808) 868-1607	05/12/2021
Lawrence Kaula'ana	<i>[Signature]</i>	595 Hoene St. Makawao, HI 96768	(808) 264-6885	05/12/21
Robert Watson	<i>[Signature]</i>	980 Lahaina Ave. Makawao, HI 96768	662-4000	05/12/21



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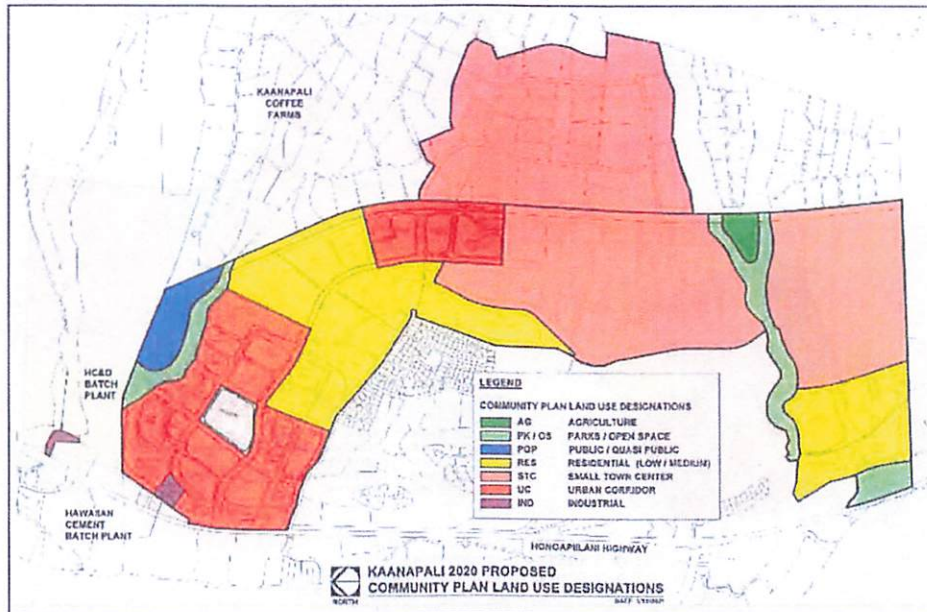


Name	Signature	Address	Phone No.	Date
Alvin T. Pelayo	<i>Alvin T. Pelayo</i>	1731 Ala Place	633-0289	4/13/2021
Clary Sukherda	<i>Clary Sukherda</i>	173 Koshana St.	249-2122	5/12/21
Don Muegg	<i>Don Muegg</i>	2591 AINA MAHI'A PL	662-0001	5/17/21

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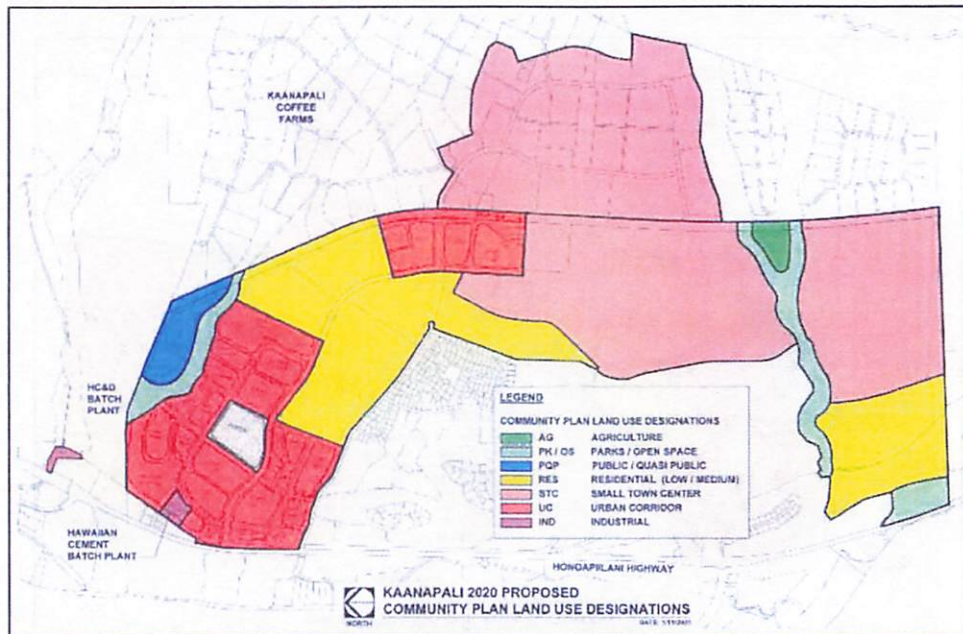
Name	Signature	Address	Phone No.	Date
Randall Abren	R. Abren	319 Kulawana Cir	357-6211	6/2/21
Vicente Palalay	VPalalay	344 Kapanui Waiuku	357-1421	6-2-21
Clayton Yogi	C. Yogi	P.O. Box 710	757-1101	6-2-21
Joseph H Fernandez Jr	Joseph H Fernandez Jr	571 HAHEMALU PI	357-6222	6/2/21
Eric R Peters	Eric R Peters	25 Alca Pl.	572-4330	6/2/21
Ka Kikona	Ka Kikona	632 Lalani Circle	250-4459	6/2/21
Dave Karon	Dave Karon	251 Holoani	357-4796	6/2/21
Robert Holder	Robert Holder	140 Ma'i Ka'Loa	268-6538	06/02/21
LINCOLN LINKEE	Lincoln Linkee	P.O. Box 1155	205-4245	6/2/21
James A Wicklund	James A Wicklund	285 Meha R.d	572-7899	6-2-21

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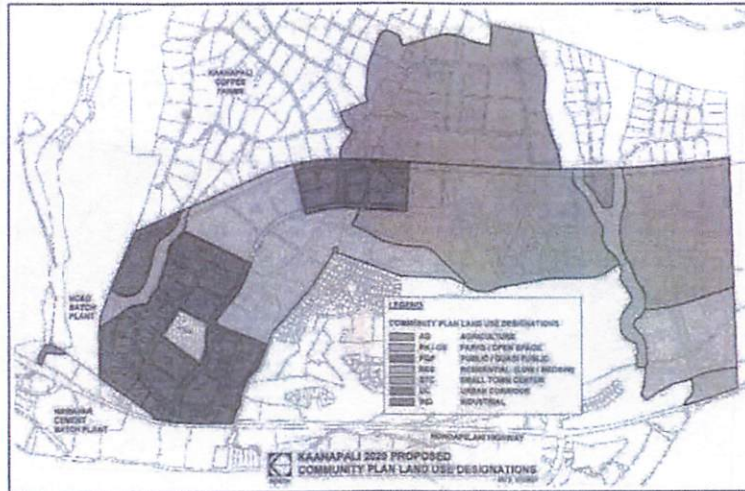
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Name	Signature	Address	Phone No.	Date
Calvin Maresca	<i>Calvin Maresca</i>	1636 AA STREET	808-667-2061	5-12-21
Wilson Pimgikau	<i>Wilson Pimgikau</i>	809 KALENA ST	808-667-2874	5-12-21
Romulo Ballesteros	<i>Romulo Ballesteros</i>	486 AKI ST	205-0247	5-12-21
ANTONIO FANTASIA	<i>Antonio Fantasia</i>	PO BOX 11598	357-8602	5-12-21
JUNE STEELE	<i>June Steele</i>	410 A. ALIO ST.	808-419-5183	5-12-21
Rogelio Cranny	<i>Rogelio Cranny</i>	34 Pyramis way	808-757-0000	5-12-21
ALVIN CASTRO	<i>Alvin Castro</i>	18 KEKAI RD	808-283-9418	5/12/2021
Vance Honda	<i>Vance Honda</i>	216 Malanai St	808-870-8870	5/12/2021
Mandy Honda	<i>Mandy Honda</i>	216 Malanai St	808-870-7012	5/12/2021
Bailey Honda	<i>Bailey Honda</i>	216 Malanai St	808-344-6471	5/12/21
Aileen Cocroft	<i>Aileen Cocroft</i>	1305 Hoapili St	808-268-3542	5/12/21



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Name	Signature	Address	Phone No.	Date
Edwin Lowsey	[Signature]	393B Front St Lahaina	276 5593	5/18/21
Puanani Lindsey	[Signature]	1087A Poole Rd, Makawae	281-1873	5/19/2021
Jonathan K. Khoury	[Signature]	393 Front St Lahaina	250 4243	5/20/2021 (u)
Marie McCabe	[Signature]	5458 L. Hanalei, R. L.A.H. HI 96761	276-0828	5/20/21
Ken McLean	[Signature]	393 Front	280 6455	5-21-21
Lisa Agosta	[Signature]	393B Front St	281 7728	5/21/21
LATHEA CONSULTING	[Signature]	910 Makani Hana St	357 6242	5/22/21
Mark D.L.	[Signature]	1300 Limahana Cir. #301	808-757-8834	5/29/21
Susan Dils	[Signature]	1300 Limahana Cir. #301	808 757-8422	5/29/21
Pam Tse	[Signature]	4471 L. Hanalei, R. L.A.H. HI 96761	415 606 4723	5/29/21
DAVID JENKINS	[Signature]	369 Kaimaloe Circle, Lahaina	808 727 2963	5/29/21

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KAAUPALI COTTAGE FARMS

WAIHI HATCH PLANT

KAAUPALI CEMENT HATCH PLANT

KAAUPALI AIR TERMINAL

**LEGEND**

AG	AGRICULTURE
FFI/GS	FARM/OTHER SPACE
POP	PUBLIC/COUNTY PUBLIC
RES	RESIDENTIAL (SINGLE DETACHED)
SFG	SMALL TOWN CENTER
UIC	URBAN MEDIUM DENSITY
IND	INDUSTRIAL

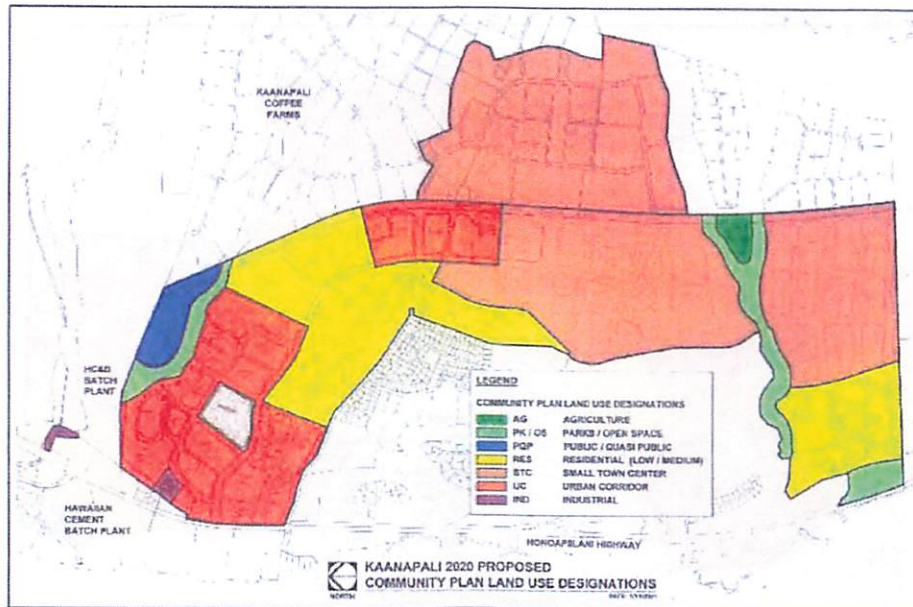
**KAAUPALI 2025 PROPOSED COMMUNITY PLAN LAND USE DESIGNATIONS**

DATE: 10/10/2024

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761. You can also call (808) 661-9652 if you need further assistance.



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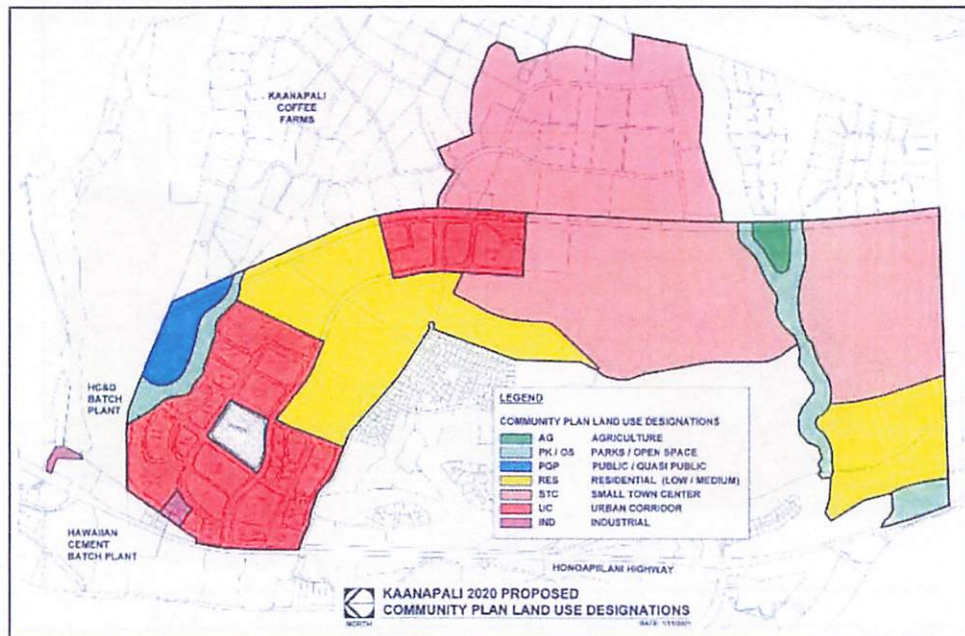


Name	Signature	Address	Phone No.	Date
DAVE SULLIVAN		200 Kama Koi Loop Kihei, HI 96753	808 757 2030	6/1
Kelly D'Kief		1406 Naele Rd. Kula, HI 96796	908 281-8446	6/1/21
Cameron Livingston		415 Dairy Rd. Suite E519 Kahului, HI 96732	808 359 0455	6/2/21
HOLDEN WORTHEN			808 793 7551	6/2/21
LLOYD HORQUEST		107 AUHANA RD KIHEI, HI 96753	808 870-2246	6-2-21
Pete Sullivan		132 Ho'olapa St Kihei, HI 96753	808-875-2833	6-2-21
Jennifer Sullivan		132 Ho'olapa St Kihei, HI 96753	808 269 2698	6-2-21
Jacqueline Ode		18 Ohana Plana Pl. Wailuku, HI 96793	808 757 4297	6-2-21
Alicia Ralph		284 Ohina Place Kihei, HI 96753	808-283-9443	6/2/21
Jon I-kynes		16862 Hakekaka Hwy Kahului Maui HI, 96732	808 269 1188	6/2/21
Mark Tachan		720 Ika St Kahului Maui HI, 96732	808-280-5692	6/2/21

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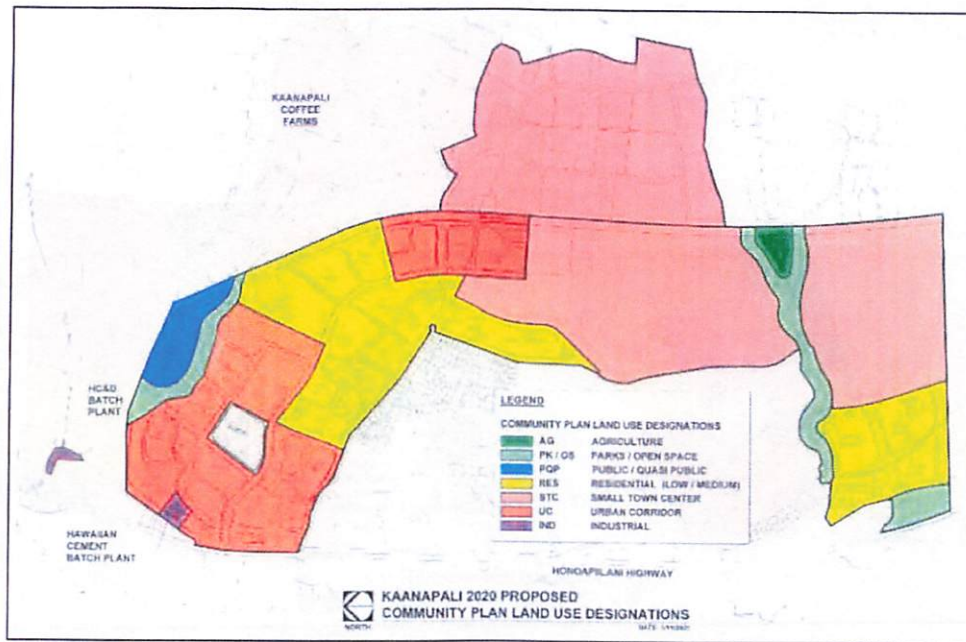
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Name	Signature	Address	Phone No.	Date
Amado Macapay	<i>[Signature]</i>	848 Kalana St.	808-276-860	5/12/21
Benito Lopez	<i>[Signature]</i>	P.O. Box 12031	808-298-5878	5/12/21
MARIONNA DOCAZMAN	<i>[Signature]</i>	701 Kama Pl. Kah.	(808) 870-8728	5/12/21
ADRI FONTANES	<i>[Signature]</i>	404 PUNAHU PL LAHAINA 96761	808-276-0037	5/12/21
JULIO BRUNAGA	<i>[Signature]</i>	LAHAINA LAHAINA 96761	808-276-7103	5/12/21
NICANOR TOMAS	<i>[Signature]</i>	107 S. LEHUA ST. LAHAINA	808-205-4375	5/12/21
Manro Villanueva	<i>[Signature]</i>	3676 L. Honoapiʻilani F. 103 Launani, HI 96761	(808) 250-2776	5/12/21
BENION DRES	<i>[Signature]</i>	487 HOPOE ST LAHAINA HI 96761	808-385-7878	5-12-21
REMIPIO SALVADOR	<i>[Signature]</i>	34 Puhuanui Place	808-740-8601	
DORIS CAJAL	<i>[Signature]</i>	43 MAIHA ST	808-462-9069	5/12/21
Ernie Pines	<i>[Signature]</i>	43 Maiha St.	808-223-4452	5-12-21
Nelson Agbayani	<i>[Signature]</i>	762 Hoo Kahua Pl.	359-8063	5-12-21



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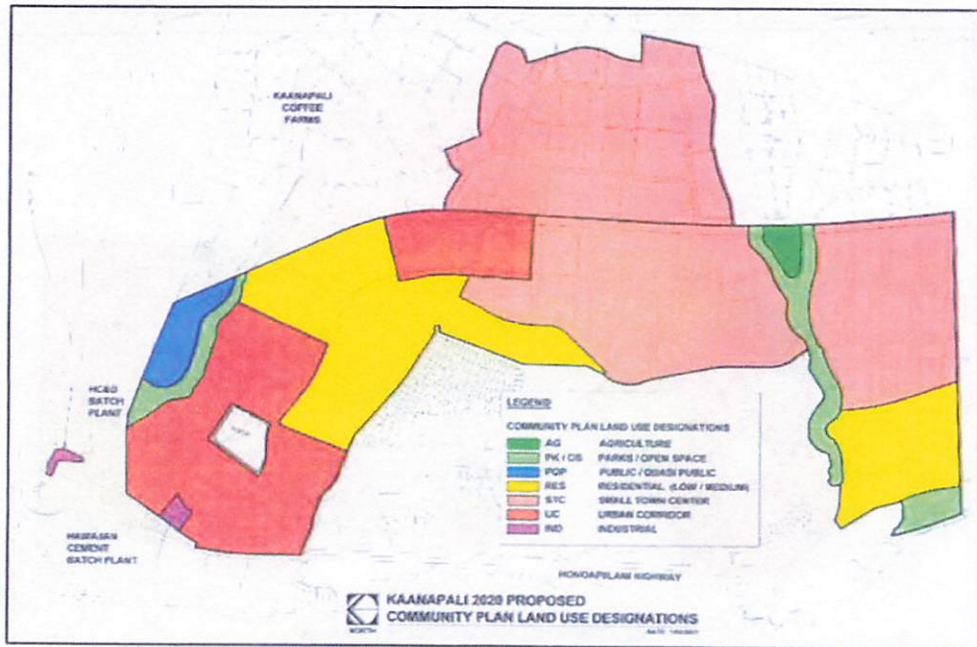


Name	Signature	Address	Phone No.	Date
Mike Bunyard	[Signature]	P.O. Box 12945	661-0716	3/25/21
JOHN LEONARD	[Signature]	P.O. Box 11713	250-1357	3/25/21
Michael Clarkson	[Signature]	P.O. Box 10005	661-4372	3/31/21
Nenita Riley	[Signature]	109 E Makahakaha wai	298-8490	3/31/21
Torren Scritchfield	[Signature]	610 Ali Rd	757-3836	3/31/21
Joshua Sauer	[Signature]	Wardaka HT 96793	888-781-7222	3/31/21
Hadi Michel Bunyard	[Signature]	830 Kamehameha Ct	276 8850	3.31.21
Byron Jumbo	[Signature]	1724 Hooli St.	606 276 6114	3/31/21
Lanne Barry	[Signature]	61 Loa Place	503-803-3919	3/31/21
Cassie-An Tacik	[Signature]	597 Kahena St	205-8850	3/31/21
Deone Norma	[Signature]	61 Loa Place	503-715-6816	3/31/21

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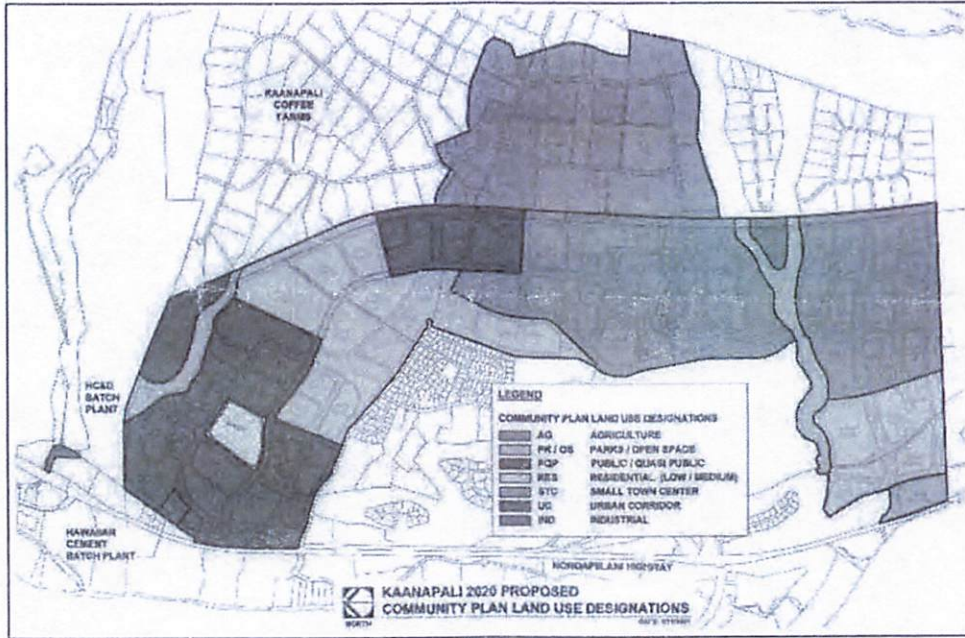


Name	Signature	Address	Phone No.	Date
Jenny Buehler	Jenny Buehler	2560 Kekaa B 201	510-468-6474	5/26/21
J.P. Buehler	J.P. Buehler	2560 Kekaa Dr B 201	510-6465	5/26/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



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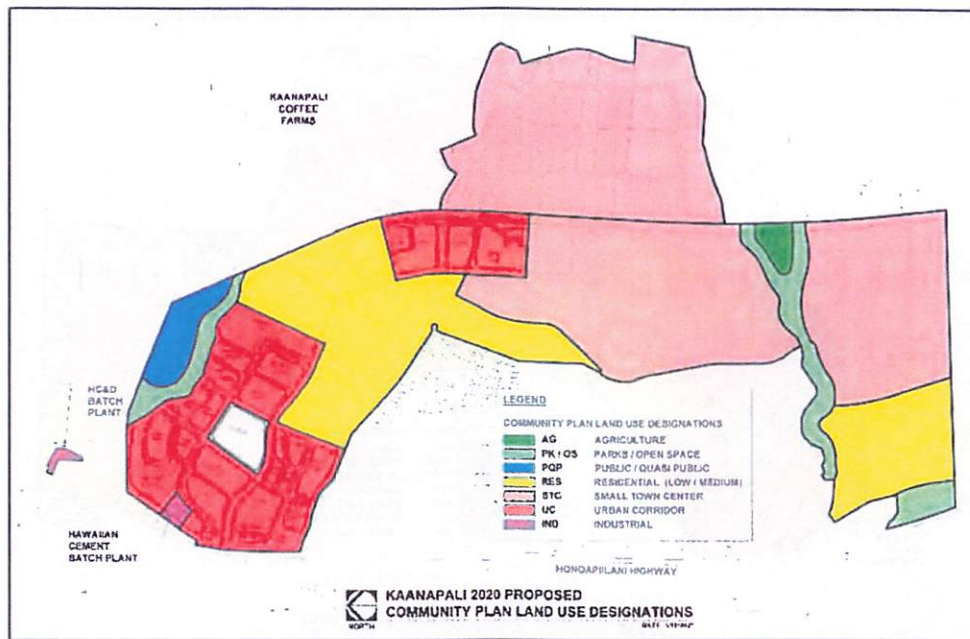
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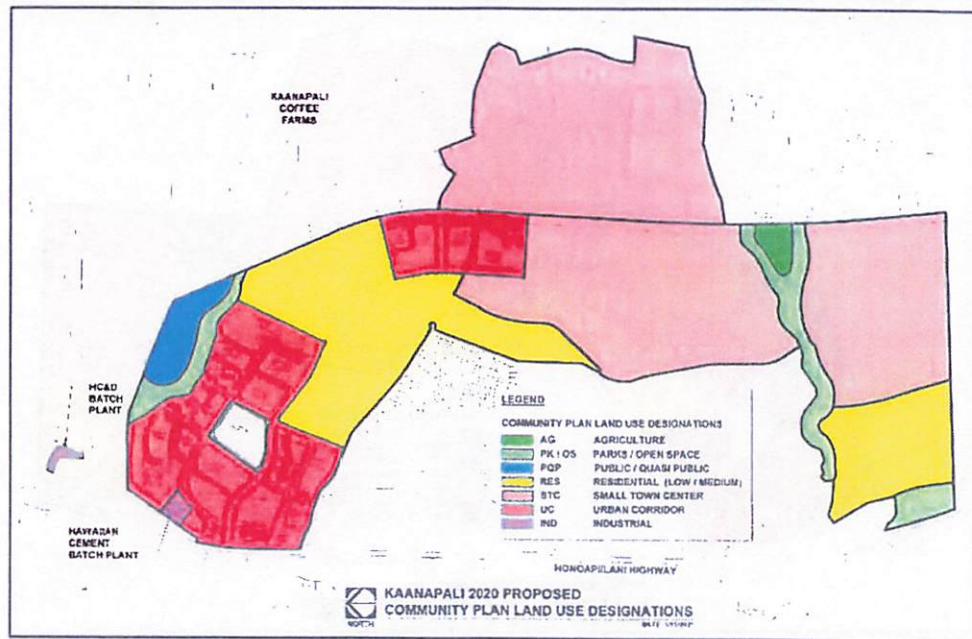


Name	Signature	Address	Phone No.	Date
Cyris Koolani	<i>[Signature]</i>	900 N. Hapai Pl. Lah. HI 96761	(808) 667-7194	6/2
Elizabeth Takamanga	<i>[Signature]</i>	45 Kaimanani Rd Wailuku HI 96793	808 244-9191	6/2/21
Althea Viera	<i>[Signature]</i>	824 Kuialua St. Lahaina, HI 96761	808-661-8016	6/2/21
Fili Viera	<i>[Signature]</i>	824 Kuialua St. Lahaina, HI 96761	808-661-8016	6/2/21
Bishop Ferra	<i>[Signature]</i>	PO BOX 3062 Wailuku, HI 96793	(808) 264-6079	6/2/21
Patricia Engelman	<i>[Signature]</i>	4450 Waihele Pl Haleiwa, HI 96721	808 592-7168	6/3/21
Eliza Menden	<i>[Signature]</i>	334 Kaimanani Pl Wailuku, HI	808 264-1885	6/3/21
FELIPE YADA	<i>[Signature]</i>	426 WAINEE ST LAH. HI 96761	667-9198	6/3/21
BALTASAR RAFAEL	<i>[Signature]</i>	300 S. LEHUA ST. KAH. MAUI, HI.	276-5803	6/3/21
Lienne Stouvo	<i>[Signature]</i>	Wailuku, HI 96793	856-5371	6/3/21
MARVENE RIVERA	<i>[Signature]</i>	245 NODAKI ST. WAILUKU, HI 96793	871-6674	6/3/21

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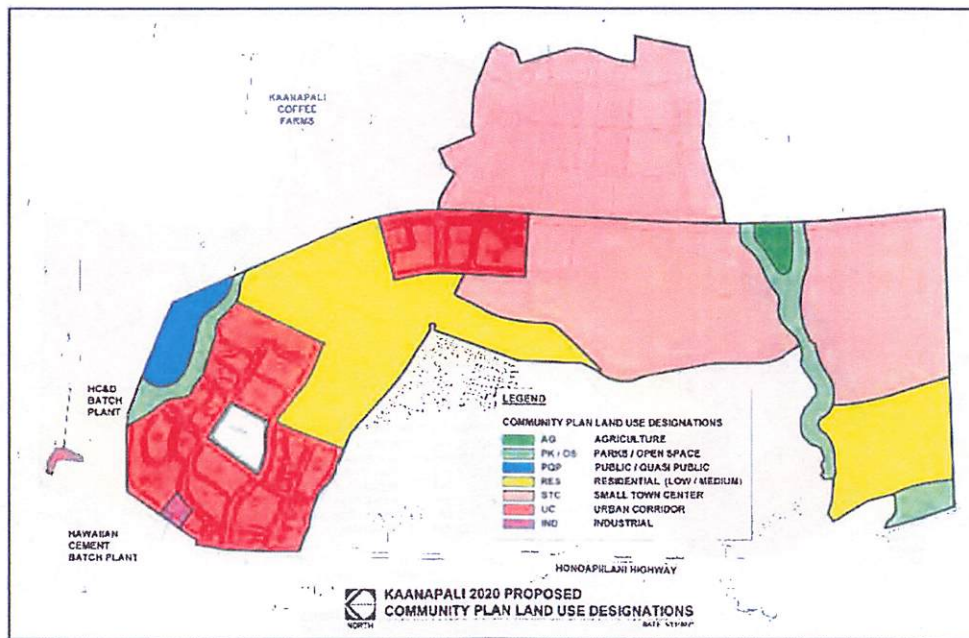
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[illegible]

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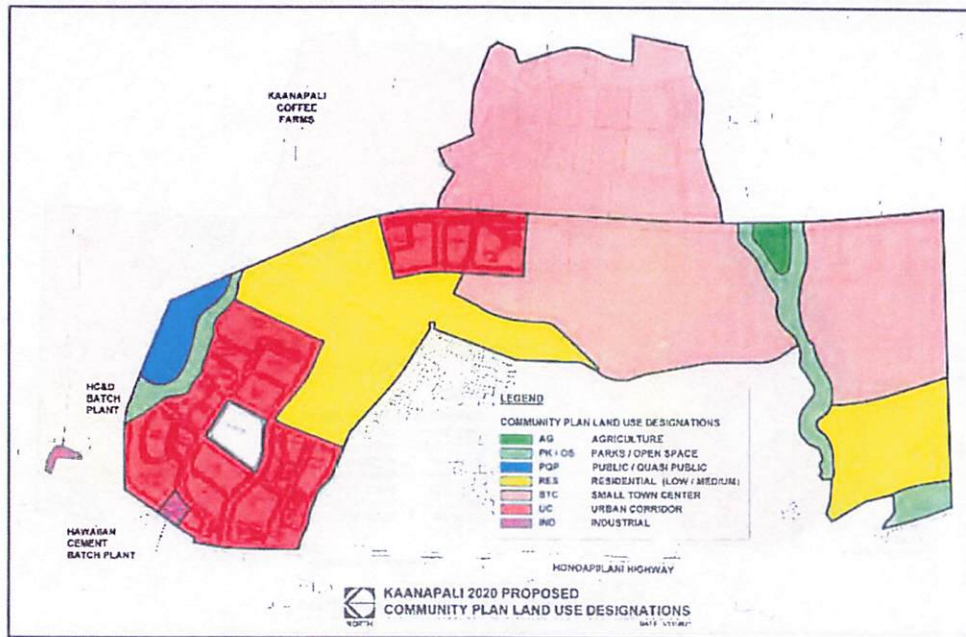


Name	Signature	Address	Phone No.	Date
HENRY Candasan	Henry Candasan	1015 Makaii Street Kahului HI 96732	808-871-5796	6/3/21
LIELI Candasan	Liel Candasan	1015 Makaii Street Kahului HI 96732	808-871-5796	6/3/21
SALVACION LAOLAO	Salvacion Laolao	1015 MAKAIi ST. KAHULUI HI 96732	808-419-0908	6/3/21
ALLAN LAOLAO	Allan Laolao	1015 MAKAIi ST KAHULUI HI 96732	808-280-1487	6/3/21
Felicitas Pelino	Felicitas Pelino	1015 Makaii St. Kahului HI 96732	808-214-6004	6/3/21
Remy Valdez	RValdez	3350 Aiea Rd. Kahului, Maui HI	808-250-5119	6/3/21
Jul Kaldy	Jul Kaldy	11	808-250-5111	6/3/21
LIGAYA PARILLA	Ligaya Parilla	61 ALAKOI Place Keh. HI 96732	385-6782	6/3/21
Rick Parilla	Rick Parilla	61 Alakai Place Keh. HI 96732	344-452	6/3/21
Eulyn Valdez	Eulyn Valdez	596 Moʻokaii Lane	8730578	6/3/21
Benedicto Valdez	Benedicto Valdez	596 Moʻokaii Lane	4422055	6/3/21

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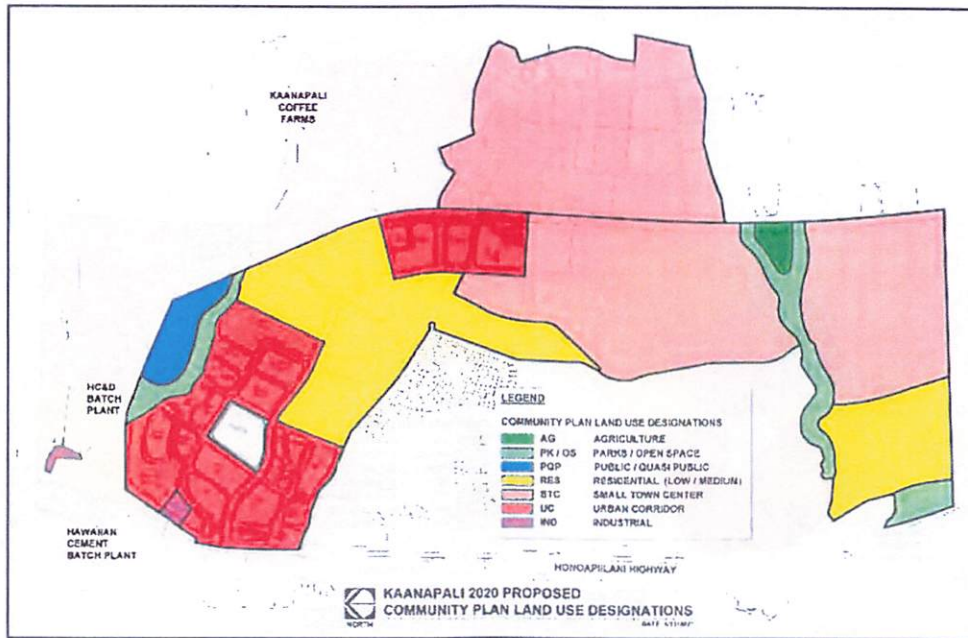


Name	Signature	Address	Phone No.	Date
VIOLETA XIATIVIDAD	V. Xativilad	233 Molokai Akau Kahului, HI	276-1155	6/3/21
Eliseo Xativilad	Eliseo Xativilad	233 Molokai Akau Kahului, HI.	276-1155	6/3/21
Doracita de la Cruz	Doracita de la Cruz	406 'one St Kahului HI 96732	877-5650	6-3-21
Maria Coloma	M. Coloma	406 'one St Kahu.	877-5650	6-3-21
Aida Primero	Aida Primero	44 Kono Plue Kahului	264-2487	6.3.21
Laura Maria L. A	L. A	113 Lower Waialea Beach Road	250-4551	6.3.21
Genelyn Domingo	Genelyn Domingo	113 Lower Waialea Beach Road	250-4551	6.3.21
Jimmy Domingo	J. Domingo	Same		6.3.21
Cristina Robino	C. R.	987 Lower Waialea Beach Road	280-5809	6.3.21
Felicitad Salas	Felicitad Salas	198 Lower Waialea Beach Road	727-2434	6.3.21
Eunice Gabar	Eunice Gabar	117 Lower Waialea Dr. Rd.	276-9998	6.3.21

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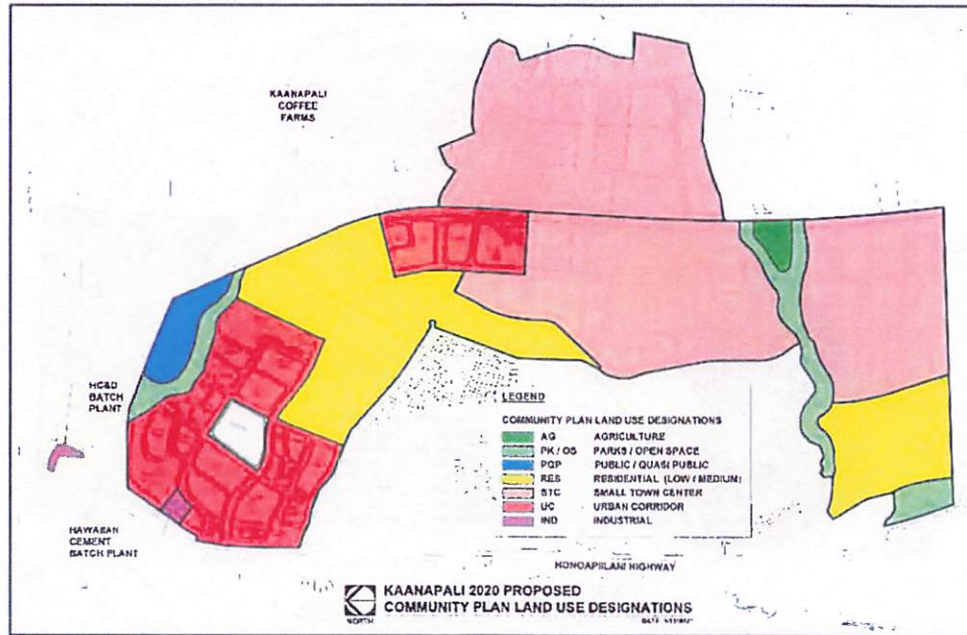


Name	Signature	Address	Phone No.	Date
Emmanuel A. Baltazar		1081 Makalii Street Kahului, HI.	563-0736	06/03/21
Darren Lopez		1081 Makalii Street Kahului, HI.	344-3514	06/03/21
Pely Ramos		1954 North St Wailuku, HI. 96793	442-2908	6.3.21
Eliza Baltazar		1081 MAKALII ST. KAHULUI, HI. 96732	375-8251	6-3-21
Gemma Villon		302 Waihe'e Beach Rd. Wailuku, HI. 96793	268-2394	6-3-21
Iryneil Feig		1081 MAKALII ST. KAHULUI, HI. 96732	244-8567	6-3-21
Kristine Villon		302 Waihe'e Beach Rd. Wailuku, HI. 96793	269-1081	6-3-21
KIMBERLY TABISULA		96 S. Papa Avenue Kahului	280-9818	6.3.21
Albert Tabisula		96 S. Papa Avenue Kahului	280-9818	6-3-21
Zenaida Andaya		1114 Makalii Place Kahului	385-7466	6-3-21
Jesse Andaya		1114 Makalii Place Kahului	757-1315	6-3-21

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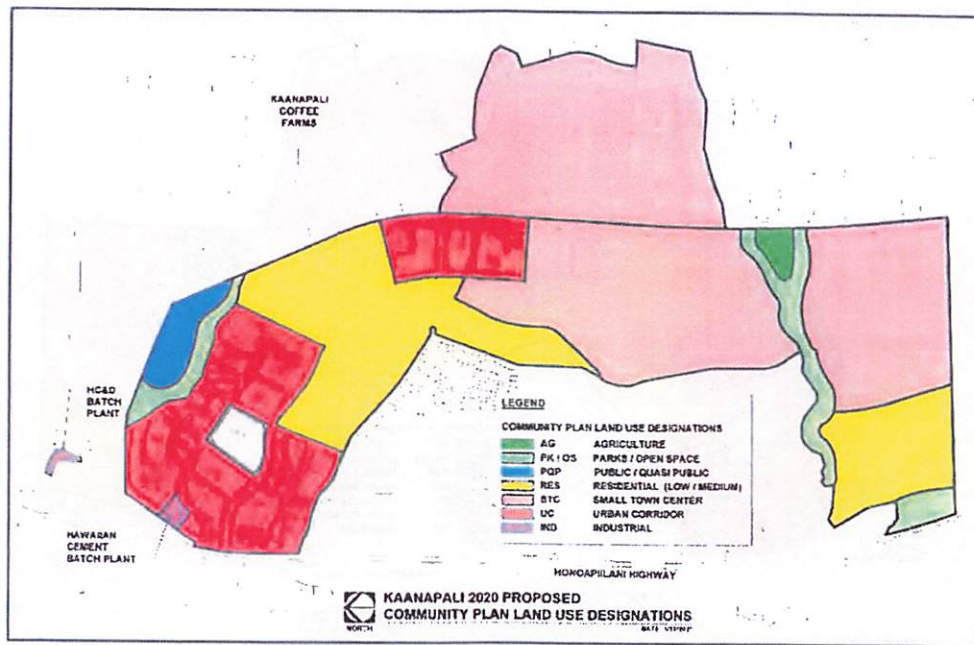


Name	Signature	Address	Phone No.	Date
DANAS KALUK	[Signature]	211 N. Waike Dr Waike	808 268-1444	6/3/21
YENISE Villanueva	[Signature]	61 E. KAHANUI Kahului, HI 96731	661-1234	6/3/21
Patty Joy Kariko	[Signature]	1724 Hanalei St. Lahaina 96761	760-6093	6/3/21
KEVIN KAHANUI	[Signature]	P.O. BOX 11265	280-6937	6/3/21
Kellen Quinlan	[Signature]	115 Malama Pl. Kahului 96793	808-4344	6/3/21
DAN K. Thompson	[Signature]	P.O. BOX 352 Lahaina	298-4847	6/3/21
Michael Mulvihill	[Signature]	616 KAHANUI ST WAILUKU		6/3/21
Matthew Curran	[Signature]	41 Waike Lane Wailuku	262-7723	6/3/21
Marloun Onate	[Signature]	27 Hooia place Lahaina	442 2112	6/3/21
OWEN KAHANUI	[Signature]	P.O. BOX 11265 LAH HHI 96761	808 280 6936	6/3/21
JOHN A. [Signature]	[Signature]	P.O. BOX 11276 Lahaina HI 96761	808 280-7046	6/3/21

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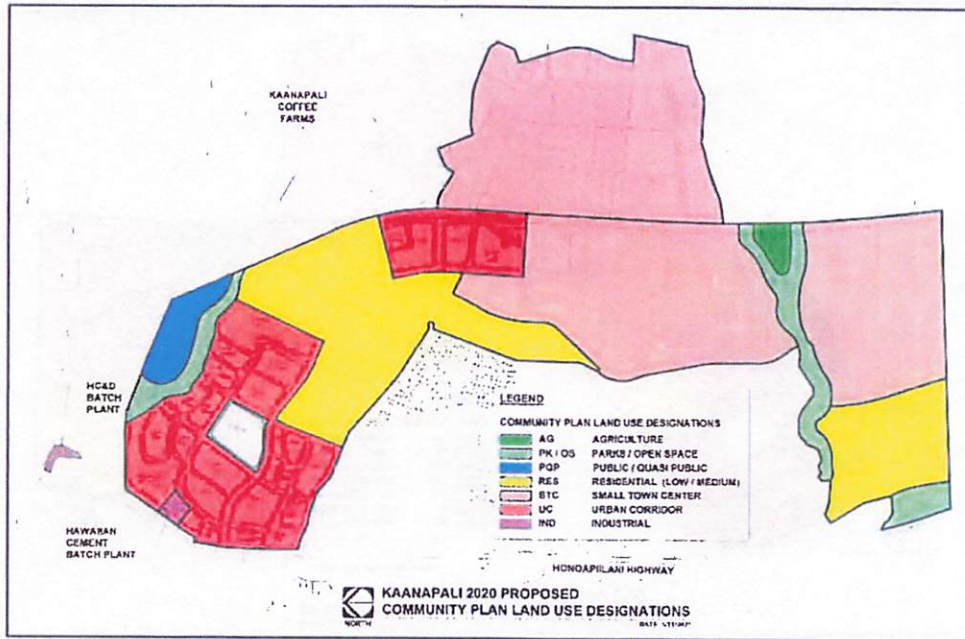


Name	Signature	Address	Phone No.	Date
Veronica Nova	<i>Veronica Nova</i>	124 Leoluca St. Lahaina	808 418 8484	5/13/21
Melody Thomas	<i>Melody Thomas</i>	1708 Hooli St. Lahaina	(808) 268-8857	5/13/21
Lowder R. Rivera	<i>Lowder R. Rivera</i>	1107 Makeala Dr. Waihi	(808) 281-3719	6/3/21
Jimmy Punn	<i>Jimmy Punn</i>	405 Maalo St.	808 226 9254	
Helen Parilla	<i>Helen Parilla</i>	172 Hoomoku St. Kahului	(808) 264-0279	6/3/21
Abel Corbo	<i>Abel Corbo</i>	210 Malonai St.	808/298-4074	6/3/21
Kenneth Comlang	<i>Kenneth Comlang</i>	352 Aulike St	808-205-9780	6/3/21
MAHARD PABINO	<i>MAHARD PABINO</i>	97 Kaniua Rd	(808) 264-4327	6/3/21
ELWRI, JAYSON	<i>ELWRI, JAYSON</i>	1321 KERO PI.	808 383 7691	11
Aristotele Abut	<i>Aristotele Abut</i>	579 Kahako St.	808-633-1064	6/03/21
GEORGE ABBAYANI	<i>GEORGE ABBAYANI</i>	762 HOOKAHUA PL.	808-264-7849	6/3/21

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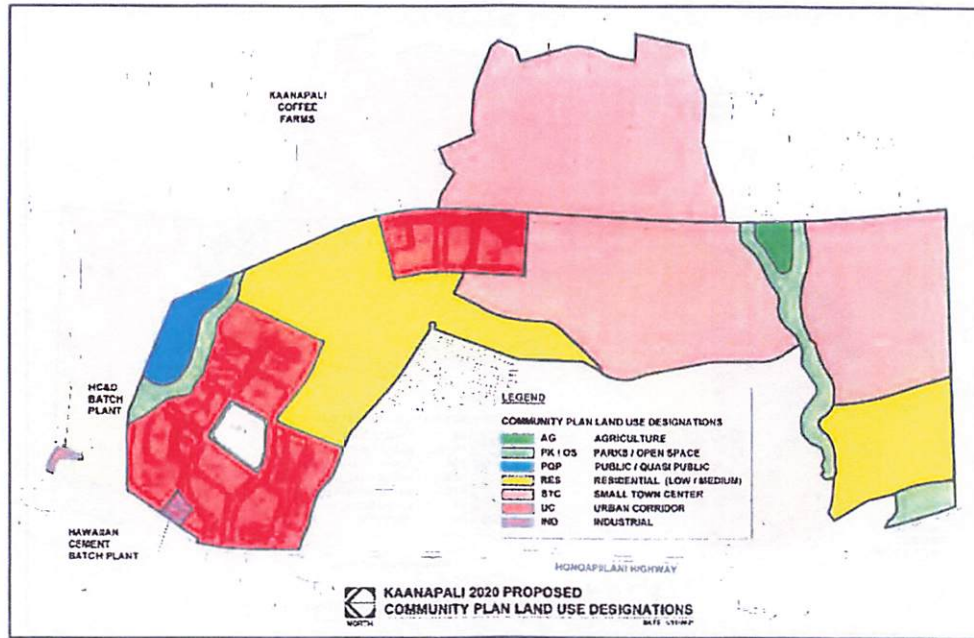


Name	Signature	Address	Phone No.	Date
Derrick Ribuean	<i>[Signature]</i>	5170 Hanalei St	669-6540	6/3/21
Ricardo Flores	<i>[Signature]</i>	1321 Kea O St	2805167	6/3/21
Wally Madsen	<i>[Signature]</i>	50 Lee Pl.	669-0196	6/3/21
Marie Pagan	<i>[Signature]</i>	66 Lerie St.	808-269-1233	6/3/21
Warlita Neri	<i>[Signature]</i>	328 Anulike St	808-3857947	6/3/21
Kat Wright	<i>[Signature]</i>	316 Maui St	409-2803948	6/3/21
JOE A.	<i>[Signature]</i>	1060 Loebe St. W.	264-8653	6/3/21
Jayne Nanise	<i>[Signature]</i>	100 Maile St. Wailuku HI 96791	269-2285	6/3/21

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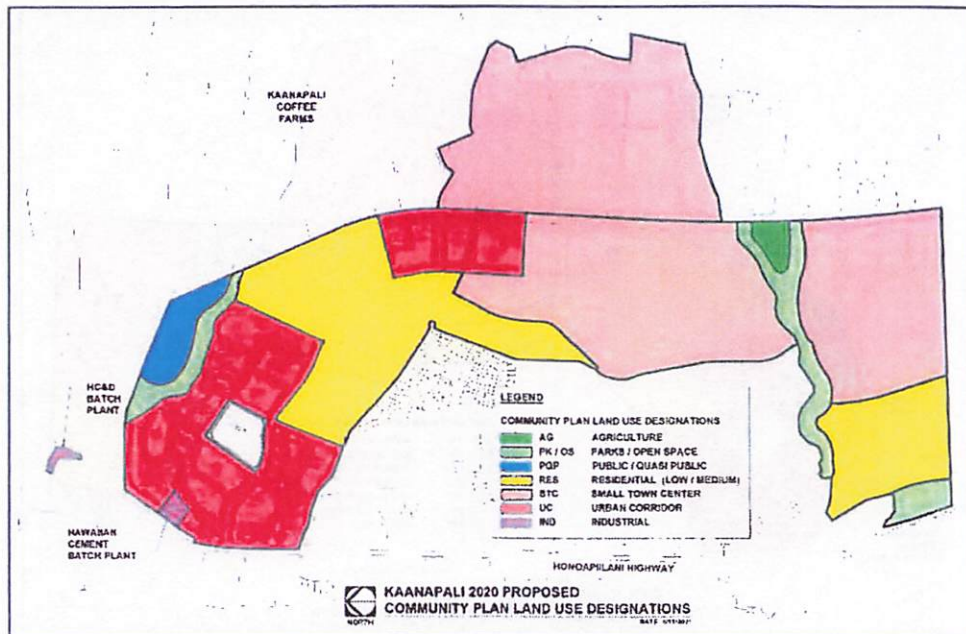


Name	Signature	Address	Phone No.	Date
Shanta Guzman		130 Hamau Place	808-319-2600	6/3/21
Renato Celario		221 MOLEHULEHU ST.	(808) 871-2866	06-05-21
MARK DE LOS PERES		583 KAAKOLU ST. LAHAINA	808-276-4327	6/3/2021
FRANCESCA DE LOS PERES		583 KAAKOLU ST. LAHAINA	808-387-0243	6/3/2021
Joane Rosal		178 Anamuli St. KAHULUI	808-205-2248	6/4/21
Joyce Rosal		178 Anamuli St. KAHULUI	808-281-4122	6/4/21
Alika Brown		178 Anamuli St. KAHULUI	808-895-1418	6/4/21
Grace B. Dumaran		520 AKOLEA PLACE, KAHULUI	808-463-5665	6/4/21
Apolinar Rosal		178 Anamuli St. KAHULUI	808-205-2241	6/4/21
Isolina B. Rosal		178 ANAMULI ST. KAHULUI	808-205-2248	06/04/21

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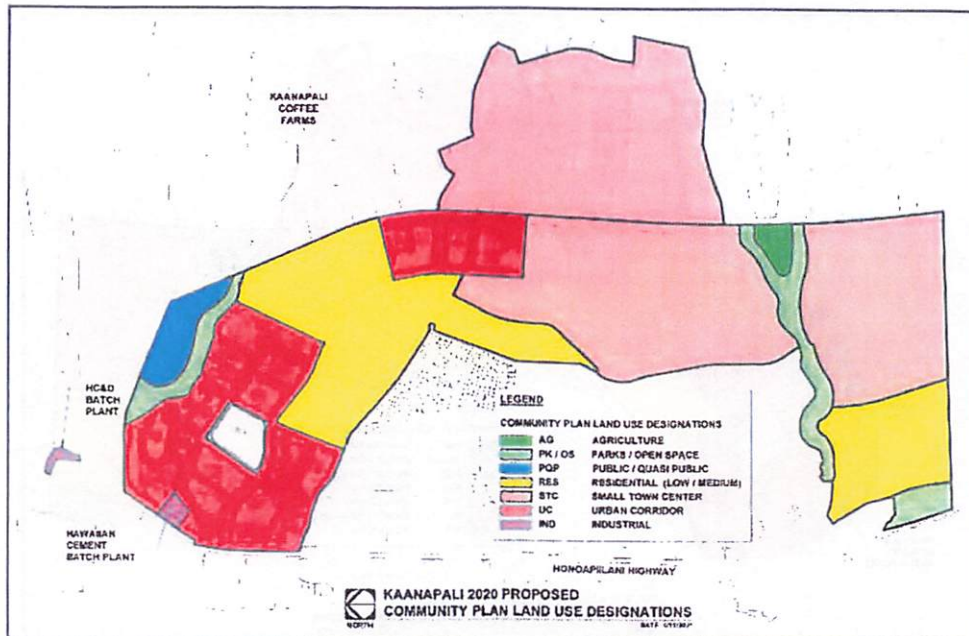


Name	Signature	Address	Phone No.	Date
JR Carrate	[Signature]	90 E Kawai	876-6655	6-4-21
Nena Soriano	[Signature]	377 West Papa	808-877-7793	6-4-21
Nenita Tabilin	[Signature]	442 Kaulana St. Kah. Hi.	270-1151	6.4.21
Chahalehili	[Signature]	91 Poina Circle Kah. Hi.	249-8148	6-4-21
Vilote [Signature]	[Signature]	233 Molo Kai Pl. Kah. Hi.	276-1155	6.4.21
Melicia Paa	[Signature]	199 Molo Kai St. Kah. Hi.	285-1140	6-4-21
Fedrick Casu	[Signature]	158 Hahaione Dr. Kah. Hi.	873-1230	6-4-21
Elia C. Matindad	[Signature]	233 Molo Kai Pl. Kah. Hi.	208-5575	6-4-21
Zeny Gomes	[Signature]	233 Molo Kai Pl. Kah. Hi.	758-1881	6/4/21
Alia C. Korut	[Signature]	3 Papa Ave Kah. Hi.	885-5346	6-4-21
Elia Matindad	[Signature]	233 Molo Kai Pl. Kah. Hi.	871-7466	6.4.21

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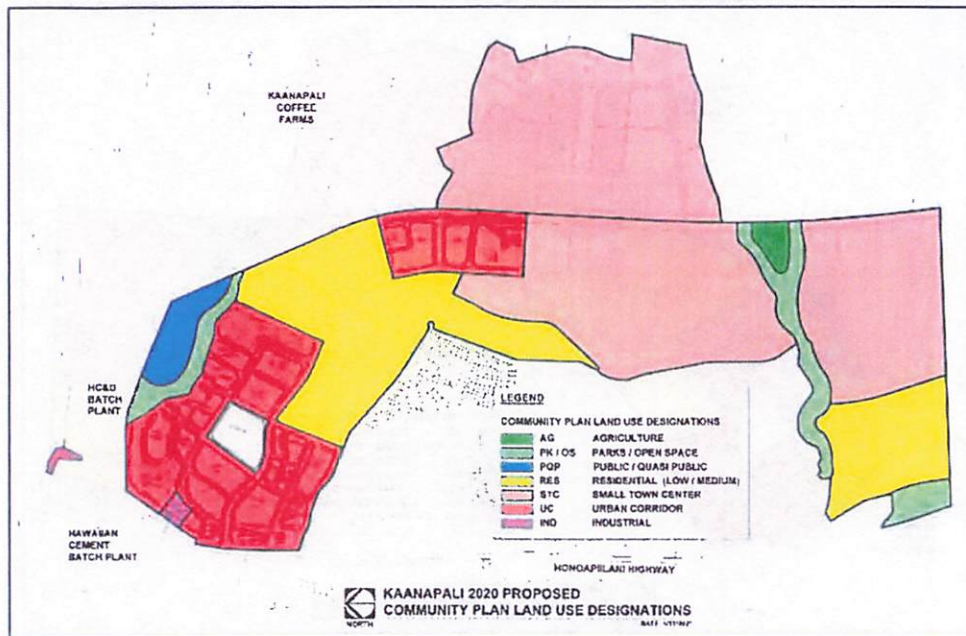


Name	Signature	Address	Phone No.	Date
Tomasa Kinnal	Tomasa Kinnal	515 Kinnal St. Kah. 96732	808-8287	6/2/21
Priscilla Delgado	Priscilla Delgado	233 Holo Kai Hwy St. Kah.	442-2694	6-3-21
Castro Rivera	Castro Rivera	Molokai Hwy St. Kah.	280-1168	6/3/21
Imelda Constantino	Imelda Constantino	404 KAHIKI ST. Kah.	808-2765308	6-4-21
Germana Fernandez	Germana Fernandez	226 Molokai Hwy St. Kahulu HI 96732	707-4290	6/4/21
Antonio Fernandez	Antonio Fernandez	226 Molokai St. Kahulu HI	808-707-4290	6/4/21
Priscilla Delgado	Priscilla Delgado	226 Molokai St. Kahulu HI	808-2054000	6/4/21
Clara D. Corpuz	Clara D. Corpuz	1078 Opaia St. Waihi HI 96790	808-244-095	6/4/21
Zoraida A. Linares	Zoraida A. Linares	708 Pona Wy. Kah. 96732	808-871-077	6/4/21
Cesar Ventura	Cesar Ventura	" " "	" " "	"
Imelda Constantino	Imelda Constantino	Kahulu	873-8462	6/4/21

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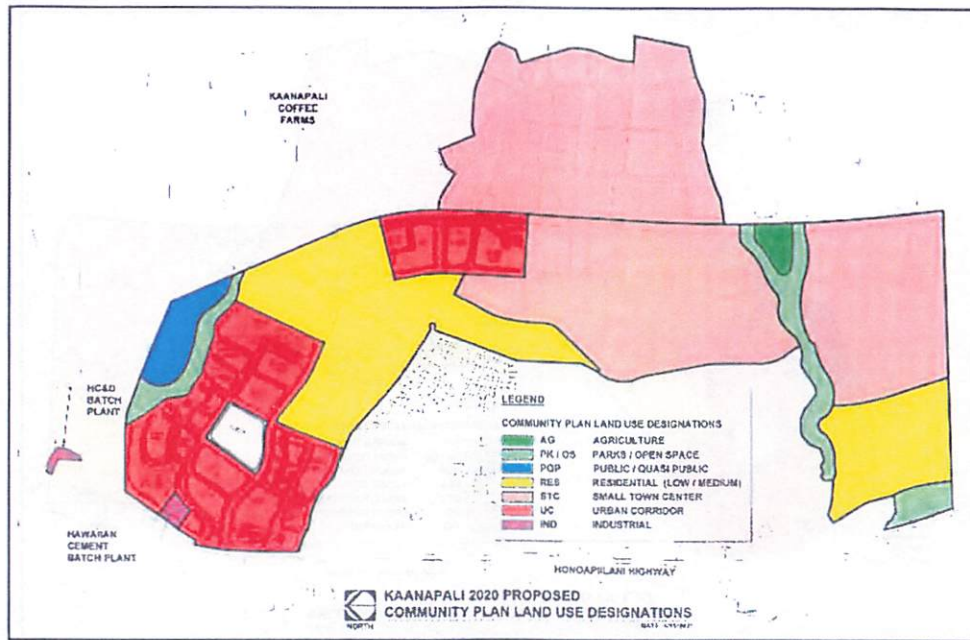


Name	Signature	Address	Phone No.	Date
Marlene Capuz	MCapuz	1073 Makalii St Kahului HI-96732	250-8961	6-3-21
Florestina Capuz	FCapuz	581 Pohai St Kahului HI-96732	250-4315	6-3-21
Rogelio Capuz	RCapuz	581 Pohai St Kahului HI-96732	463-2837	6-3-21
Rosalina Bonifacio	RBonifacio	4108 Kipapa Place Kahului Maui	873-8136	6-4-21
Ben Bonifacio	BBonifacio	708 Kipapa Pl. Kahului HI	873-8136	6-4-21
FELIPA CADANIS	FCadanis	440 Lono Ave. Kahului HI-96732	808-871-2443	6-4-21
Saturnino Calavie	SCalavie	440 Lono Ave. Kahului HI-96732	808-871-2443	6-4-21
Janette Esperanza	JEsp	296 Kanaʻani Drive Pukalani HI-96762	(808) 344-7397	6-4-21
TERESA FAIANO	TFaiano	766 Palome St. Wailuku, HI-96793	808-276-0767	6-4-21
VILMA HAYASHI	VHayashi	875 S. Lagoon Place Kahului HI-96732	280-9413	6-4-21
MURIEL KAMAHANA	MKamahan	515 Kaimanali St. Kahului HI-96732	808-259-3208	6/4/21

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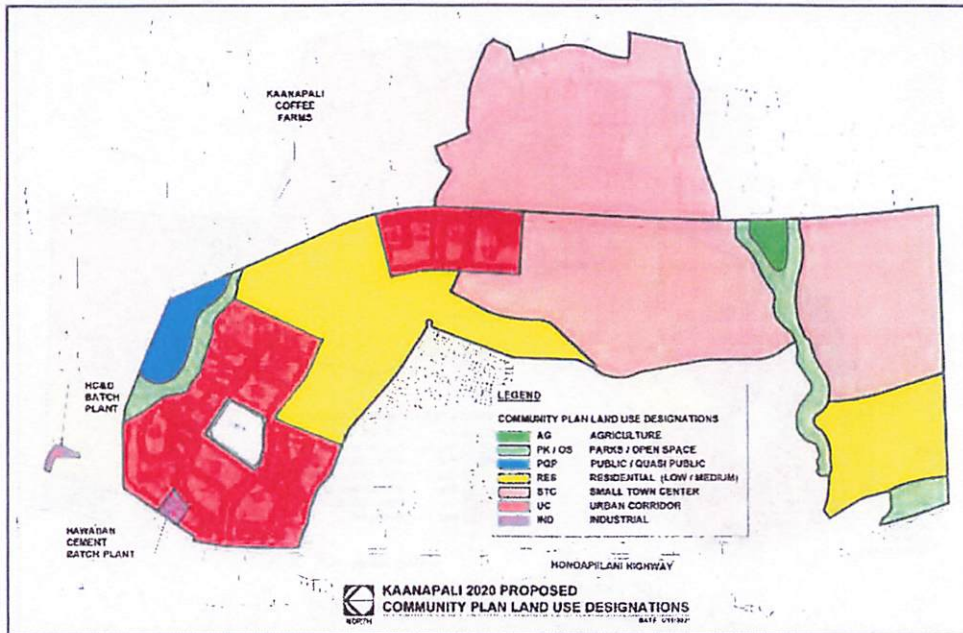


Name	Signature	Address	Phone No.	Date
VIRGINIA DOMINGO	<i>Virginia Domingo</i>	762 Pomakai St.	808 344-7023	6/3/21
Dolores Baclayon	<i>Dolores Baclayon</i>	762 Pomakai St.	740-8241	6/3/21
Betty Tapat	<i>Betty Tapat</i>	818 Apapane Pl.	857-5578	6.3.21
Adna Catchapio	<i>Adna Catchapio</i>	1061 Makalii St.	276-1590	6-3-21
Letty MACHAON	<i>Letty Machaon</i>	55 South Papa Ave.	268-9609	6/3/21
DOHRIE GASPAR	<i>Dohrie Gaspar</i>	192 Molokai Akau St. Kahului - 96702	808-276-5049	06/03/21
Krystal Dominguez	<i>Krystal Dominguez</i>	296 W Hawaii	808-344-7025	6/03/21
Brigida Feig	<i>Brigida Feig</i>	149 Kunia St	808-281-2343	6/3/21
Imelda Soto	<i>Imelda Soto</i>	1073 Makali	633-0882	6/3/21
Ligaya S. Abad	<i>Ligaya S. Abad</i>	1073 Makalii St.	808 705-9200	6/3/21
Mark Baidos	<i>Mark Baidos</i>	296 W Hawaii	796-4540	6/3/21

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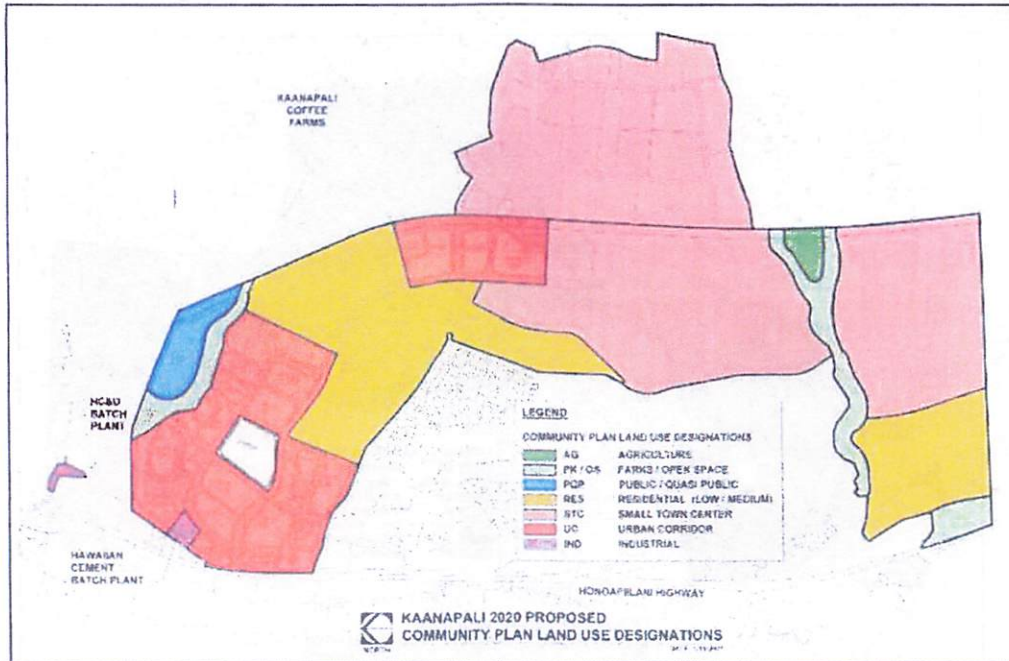
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Name	Signature	Address	Phone No.	Date
FLO CRADDICK	<i>[Signature]</i>	932 Hooman St.	633-4408 283	6/4/21
VIRGIE GALAGA	<i>[Signature]</i>	737 S ALU Rd, WKA	4205	6/4/21
Coleta Diego	<i>[Signature]</i>	605 South Oahu St.	408-250-7380	6.4.21
Jomayra Gano	<i>[Signature]</i>	85 west papa ave.	808-727-0588	6/4/21
Tarula Pigao	<i>[Signature]</i>	404 Kahiki St Kahului	808-835-4492	6/4/21
Petronila Galinato	<i>[Signature]</i>	8880 Koeha Place Hukoua HI	808 205-4492	6/4/21

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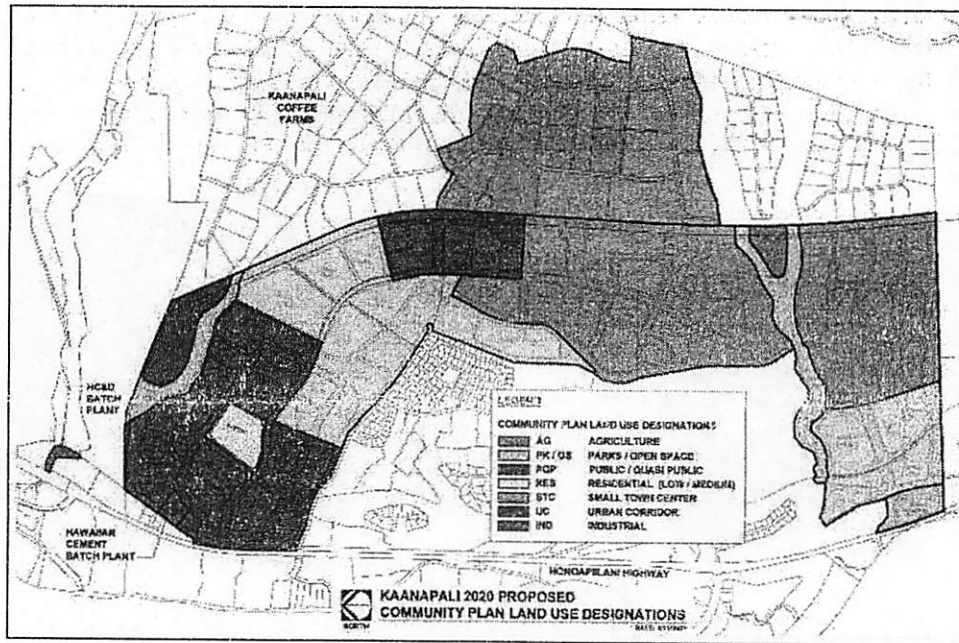


Name	Signature	Address	Phone No.	Date
P. David Quandt	<i>P. David Quandt</i>	109 KUALAPA LAHAINA HI 96761	808-457-0604	6/6/21
Wyndy Quandt	<i>Wyndy Quandt</i>	109 Kualapa Lahaina HI 96761	808-478-9911	6/6/21
Adam Quandt	<i>Adam Quandt</i>	109 Kualapa Lahaina HI 96761	808-419-0126	6/8/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.



Name	Signature	Address	Phone No.	Date
Linda Snyder	Linda Snyder	25 Heather Ln	808-283-4506	5/29/2021
Kevin Anderson	K. Anderson	#123	808-280-4861	"

Please return this form to Chad Fukunaga via email at [chad@kaanapailand.com](mailto:chad@kaanapailand.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.





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November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Substantial Flaws with the West Maui Community Plan**

Dear Council Chair Lee:

The Planning and Sustainable Land Use ("PSLU") has substantially revised the West Maui Community Plan ("WMCP") draft that was prepared by the Maui Planning Commission ("MPC"). Many policies in WMCP are contrary to law, are unconstitutional and, most concerning, contain statements and policies that illegally single out one person and their businesses for unfair treatment.

Throughout the last few years, the Council has affirmed and reaffirmed the island's dire need for affordable housing. In various places, the WMCP confirms this need and contains statements, policies and action items to promote affordable housing development. See, e.g., WMCP at 24 ("The shortage of affordable housing in West Maui clearly makes it challenging for employers to find and retain qualified workers . . ."); *id.* at 55 ("[A]ffordable housing for working families is almost impossible to find."). Indeed, the Committee Report transmitting the bill notes the goal of "Safe, Healthy, and Livable Communities for All includes several action items to expand long-term affordable housing opportunities for residents, with specific actions to promote farmworker housing and senior housing." CR 21-109 at 10.

Despite this pressing need, the Council has approved policies in the WMCP that are contrary to its stated goal of encouraging the development of affordable housing. The plan also singles out one landowner and seeks to impede the reasonable and beneficial use of land for residential purposes. Peter Martin wants to provide desirable, quality affordable homes for Maui residents in areas like Lāhainā Town South and Launiupoko. Ignoring the housing needs of its people, the Council's draft plan includes a number of policies to prevent the development of affordable housing and inhibit the ability to make productive use of property.

There are several legal issues with the policies and action items described in the plan. This testimony briefly describes those issues and calls for the Council to revise the WMCP.

**Policy 3.4.2 gives rise to claims under the Fair Housing Act.** The policy “discourages” the development of affordable housing projects under Hawai‘i Revised Statutes (“HRS”) Chapter 201H and Maui County Code (“MCC”) chapter 2.97 in the area North of Makāluapuna Point and South of Puamana. The Fair Housing Act (“FHA”) prohibits governmental policies that have a disparate impact on a protected class. See *Texas Dep’t of Hous. & Cmty. Affs. v. Inclusive Communities Project, Inc.*, 576 U.S. 519 (2015); 24 C.F.R. § 100.500. Discriminatory intent is not required. *Id.* To sustain a claim for disparate impact, the claimant need only show that a government policy has a disparate impact on a protected class. Even if the government shows that the policy has a legitimate purpose to achieve a public goal, the claimant may prevail by showing there are less burdensome means of achieving that goal. See 24 C.F.R. § 100.500(c).

Policy 3.4.2 is, quite literally, a governmental policy. Excluding the availability of affordable housing in large areas of West Maui will have a disparate impact on members of a protected class, such as those in certain racial groups. There is no rational or legitimate reason to exclude the development of affordable housing projects in an area designated for future growth in the general plan. See Maui Island Plan (“MIP”) Directed Growth Map W4. The policy should be removed to avoid violating the FHA and inviting challenge from developers, individuals and the federal government.

**The attempt to prohibit “lifestyle estates” conflicts with State law.** The WMCP prohibits what it calls “lifestyle estate-type projects” in the Agricultural designation and “discourages” the use in the area North of Makāluapuna Point and South of Puamana. See WMCP at 81; *id.* at 112. Oddly, the plan defines a “lifestyle estate” as “[p]roperty designated Agricultural that is used for luxury dwellings, such as second homes, where very little, if any, farming occurs.” WMCP at 166. To the extent the term is interpreted to prohibit “farm dwellings” in within the State Agricultural District, the prohibition may conflict with State law. See HRS § 205-4.5.

**Policy 3.4.2 fails to advance a legitimate state interest.** Substantive due process protects individuals from arbitrary acts of government and ensures that “the government does not exercise power without any reasonable justification in the service of a legitimate government objective.” *County of Sacramento v. Lewis*, 523 U.S. 833, 846 (1998); *cf. Richardson v. City & Cnty. of Honolulu*, 124 F.3d 1150, 1162 (9th Cir. 1997). A “regulation that fails to serve any legitimate governmental objective may be so arbitrary or irrational that it runs afoul of the Due Process Clause.” *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 542 (2005); see also *id.* at 549.

Policy 3.4.2 fails to advance a legitimate state interest because it is contrary to the stated goal of “support[ing] construction of rental and ownership housing that is affordable and available to local employees and their families.” WMCP at 51. “Discouraging” the development of affordable housing within areas slated for growth in the general plan does not “support” constructing affordable rental and ownership housing for the residents of West Maui. On the contrary, Policy 3.4.2 affirmatively works against that goal by, in effect, prohibiting affordable housing projects under HRS Chapter 201H and MCC chapter 2.97 North of Makāluapuna Point and South of Puamana. No legitimate government interest is furthered by such a policy.



**The deletion of Lāhainā Town South as an Area of Change makes no sense.** In the MPC draft of the WMCP, 64 acres in Lāhainā Town South had been designated as Residential in anticipation of a new residential development, including affordable housing, planned for the area. During its consideration of the plan, the Council limited the designation to 20 acres with the remainder retaining its current community plan designation. This change goes against the proposal by Community Plan Advisory Committee (“CPAC”) and the acceptance of the proposal by the MPC.

**The WMCP violates Equal Protection.** A fundamental tenet of the U.S. and Hawai‘i State Constitutions is that all are entitled to equal protection under the law. Indeed, “[t]he purpose of the equal protection clause of the Fourteenth Amendment is to secure every person within the State’s jurisdiction against intentional and arbitrary discrimination, whether occasioned by express terms of a statute or by its improper execution through duly constituted agents.” *Vill. of Willowbrook v. Olech*, 528 U.S. 562, 564 (2000) (citing cases) (quotation marks omitted). A class of one violation arises where a plaintiff can “show that the discriminatory treatment was ‘intentionally directed just at him, as opposed . . . to being an accident or a random act.’” *Kamaole Pointe Dev. LP v. Cty. of Maui*, 573 F. Supp. 2d 1354, 1376 (D. Haw. 2008), on reconsideration in part (Sept. 9, 2008) (citing *Jackson v. Burke*, 256 F.3d 93, 96 (2d Cir.2001)).

Here, Martin and his companies have been singled out for discriminatory treatment by many of the policies and action items in the WMCP. Two items in the WMCP provide an example, though they are not exhaustive. First, Policy 3.4.2 is clearly aimed at preventing affordable housing developments South of Puamana, where Martin owns land and has proposed an affordable housing development in the past. Second, the elimination of Lāhainā Town South as an Area of Change and the rejection of the community’s proposed residential designation for 64 acres is also aimed at discouraging residential development. The decision to change the designation of 64 acres contained in the MPC’s draft of the WMCP was neither an accident nor a random act. This type of discriminatory action is precisely what the guarantee of equal protection seeks to prevent.

**The cultural overlay should not be included because the concept is materially incomplete.** The Council made substantial revisions to the MPC draft of the plan and created new policies and ideas not advanced by the CPAC or MPC. See generally CR 21-109. The cultural overlay is one such new “idea” added by the Council. This overlay, which seeks to impose strict monitoring and archaeological requirements on proposed development not found under State law, is materially incomplete. If the people agree that a cultural overlay is appropriate for certain historic areas in West Maui, the overlay should be omitted from the plan and passed as a separate ordinance or amendment to the community plan once the proper research, review and public process has been completed.

There are several other policies and action items in the plan that are problematic and should be revisited:

- **Policy 3.1.1: Conversion of Agricultural land within growth boundaries.** Policy 3.1.1 limits the conversion of agricultural land to urban or rural designations only when

(1) “Conversion is required to accommodate the population or employment projections for the region;” or (2) “Conversion will facilitate shoreline retreat . . .” WMCP at 65. Inexplicably, the provision of affordable housing is not noted as a permissible reason for conversion of the designation.

- **Policy 2.2.12: Ownership of Mill Street.** The policy provides: “Upon determination of proper ownership of Mill Street, consideration can be given to this being an alternative parallel road to Honoapi‘ilani Highway and Lāhainā Bypass to help disperse traffic as Lāhainā Town develops.” WMCP at 39 (emphasis added). Mill Street is owned by Wainee Land & Homes and Hope Builders. The bolded clause appears to be a unilateral revision to the plan that was not discussed during any of the PSLU meetings. The language was not in the CPAC draft or the MPC draft of the WMCP.

- **Policy 2.3.2: Gulches.** The WMCP broadly identifies “gulches” as an “Area of Stability” and assigns those areas the Open Space community plan designation, with the stated purpose of “prohibiting development and impervious surfaces in these areas . . .” WMCP at 117. From what can be determined, it is evident that those designations are often inconsistent with the Urban and Rural growth designations in the MIP’s Directed Growth Maps. Compare MIP Directed Growth Maps (W1-W4), with WMCP Figure 3.16 at 116. While the goal of limiting the introduction of soil, debris and contaminants into the water that runs through the gulches is sound, there are other lawful mechanisms in place to address those concerns. The sweeping designation of all gulches as Areas of Stability with Open Space uses is patently overbroad as it fails to consider the existing surrounding area, including the extent of current development or planned development, the directives in the MIP and the impact of those designations on existing property rights.

- **Design Policies for Lāhainā Town.** The design policies for Lāhainā Town are overreaching and will make residential development considerably more expensive. For example, “Imitation or synthetic materials, such as vinyl siding and T 1-11 veneer are prohibited . . .” WMCP at 48. Disallowance of cost-effective building materials will further inhibit developers’ ability to provide housing at affordable prices.

As the above policies make clear, this draft of the WMCP is legally and practically flawed. Accordingly, the following revisions are proposed:

1. **Remove Policy 3.4.2 regarding restrictions on affordable housing developments and “lifestyle estates.”** The policy serves no legitimate purpose and inhibits the construction of affordable housing, a recognized need of the community.

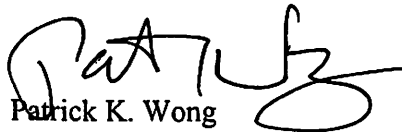
2. **Revert the designations in Lāhainā Town South to the MPC draft.** The community needs more affordable housing and embraced 64 acres in this area for residential development.

3. **Remove references to a “cultural overlay” in Policy 2.3.18, Policy 2.5.20, Action No. 3.08 and 3.27.** Such an overlay should only be implemented, if at all, after proper vetting, research and opportunity for public review.

4. **Remove restrictions on the use of affordable housing materials.** The Council should reconsider the design policies for Lāhainā Town to support the construction of affordable housing.

Though often the plan says the right things, the policies and actions the WMCP implements will make it even more difficult to obtain the necessary entitlements to develop affordable housing. Coupled with the restrictions on building materials and imposition of unnecessarily strict monitoring requirements, affordable housing will be more out of reach than ever if the WMCP is not revised. The revisions identified above are necessary to achieve County’s goal of providing affordable, desirable housing for the residents of West Maui.

Very truly yours,

  
Patrick K. Wong



## County Clerk

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**From:** PSLU Committee  
**Sent:** Thursday, November 18, 2021 8:16 AM  
**To:** County Clerk  
**Subject:** FW: Wmcp Draft references to K2020

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**From:** Elle Cochran <cochranelle00@gmail.com>  
**Sent:** Wednesday, November 17, 2021 10:33 PM  
**To:** PSLU Committee <PSLU.Committee@mauicounty.us>  
**Subject:** Fwd: Wmcp Draft references to K2020

You don't often get email from [cochranelle00@gmail.com](mailto:cochranelle00@gmail.com). [Learn why this is important](#)

These comments were written on 2/23/21.

Please try to go through this. Things may have changed since this date but wanted to let you be aware of this.

Mahalo,

Elle

----- Forwarded message -----

**From:** Elle Cochran <[cochranelle00@gmail.com](mailto:cochranelle00@gmail.com)>  
**Date:** Wed, Nov 17, 2021 at 10:04 PM  
**Subject:** Wmcp Draft reference to K2020  
**To:** <[cochranelle00@gmail.com](mailto:cochranelle00@gmail.com)>

[https://www.icloud.com/notes/0so7UBMc-Mi-jBvzutD3hg5IQ#WMCAP\\_Draft\\_Plan\\_Reference\\_to\\_K2020](https://www.icloud.com/notes/0so7UBMc-Mi-jBvzutD3hg5IQ#WMCAP_Draft_Plan_Reference_to_K2020)

## County Clerk

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**From:** Elle Cochran <cochranelle00@gmail.com>  
**Sent:** Thursday, November 18, 2021 5:27 PM  
**To:** County Clerk  
**Subject:** West Maui Community Plan Hearing

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COUNTY CLERK

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Aloha PSLU Committee,

This is testimony From Elle Cochran, testifying on behalf of myself.

I'm sending hard copies of ALL my input, changes , ideas and thoughts on the West Maui Community Plan Update.

I have email Issues .

In a nutshell, I am in total support to keep Kaanapali 2020 Plan in it's Entirety please!!!

I got Real Time Feedback , today's comments in reference to the K2020 Plan.

Basically , From the youngest Millenials

who have never seen or heard of K2020 First Impressions after seeing the Plan and it's hearing Its details popular comments are that they like the sense of Community in Its connectivity through roads ,Parks,Community centers, bus transit , the opportunity of owning an affordable home since they are priced out of the Market today, they are impressed with the Well thought out Design lay out is a place where they will be able live & Build a family, be near work and places to play. Our Kupuna who have been supporting and watching this plan for decades are excited and Now more than ever hopeful for the Hospital , wellness Center and the overall potential to age in place with comfort and Joy ! It's a Perfect site to create a Medical professional Community which is an asset this day and age with the Pandemic wē are in.

The gist is more Relevant than ever ! wē need to keep the K 2020 in tact for our current kama'āina to stay home, future generations and to enhance the Quality of Life of our Kupuna!

Mahalo for your time and consideration,

Elle Cochran

Still The Voice of the People!

To: COUNCIL OF THE COUNTY OF MAUI

Subject: Testimony for the Public Hearing on the Adoption of the updated West Maui Community Plan – November 18, 2021

e-mailed to: [county.clerk@mauicounty.us](mailto:county.clerk@mauicounty.us)

Aloha and mahalo for this opportunity to share my voice with the Council

My name is Michael Gronemeyer. I have been a resident of West Maui for over 18 years. I am currently 72 years old. I am testifying on my own behalf.

I am strongly in favor of designating the Plantation Estates (PE) community as Rural Residential in the West Maui Community Plan (WMCP). This would be consistent with the most recent Maui Island Plan (MIP) which designated PE within the Rural Growth Boundary, the recommendation of the Maui Planning Commission, and consistent with the Maui County Code for Rural Districts – “19.29.010 A. Purpose”.

In addition, I am strongly opposed to the policy 2.3.2 as written in the October 2021 version of the West Maui Community plan.

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PE is Rural Residential by the Community plan’s own definition (see page 68 of the plan).

In 2013, my wife and I determined that our 15 acre farm near Lahaina was too much for us in retirement. We relied heavily on the county approved MIP which had a rural designation for Plantation Estates, Kapalua (PE) when we decided to sell our farm and farm equipment to move to PE.

At that time, the MIP was also endorsed by the Planning Department and the 2012 Maui County Council. I knew that the PE owners had actively participated in the MIP and overwhelmingly supported being in the rural growth boundary. The rural designation simply means that we would not be required to farm but still encouraged to farm.

Now seven plus years later, the CPAC appears to have ignored the MIP even though there had been no change in the characteristics or “future growth” of the PE community during that time period. The PE lot owners have consistently been opposed to increased density. As Mr. Spence testified, intelligent zoning would be able to limit increased density if rezoning were eventually undertaken.

During the WMCPAC and Planning Commission processes, former Planning Department Director Will Spence supported the “Rural Residential” designation for PE. I agree with his analysis. The Kapalua Resort Association representing over 900 properties in West Maui also supports the “Rural Residential” designation for Plantation Estates.

Due to misinformation presented by one farm laborer as well as a few committee members, the WMCPAC was unable to reach a decision related to PE’s designation in the community plan in three failed votes. In the January 23, 2020 CPAC meeting there was a motion to accept the PD recommended designation for the Plantation Estates “Agriculture”. This motion failed. During the March 4, 2020 CPAC meeting, there were two (2) motions on the PE lots. The first vote was to change the land designation of PE from “Agriculture” to “Rural Residential”. That motion did not pass. A second motion was then called to keep the land designation of PE as



"Agriculture". That motion also failed to pass. As a result, CPAC made no decision concerning PE.

The Maui Planning Commission (MPC) review resulted in an amendment to the WMCP changing the designation of PE to "Rural Residential" by a 6-2 vote. After the MPC transmitted their recommendations to the Council this was overturned. I do not know why.

I am strongly in favor of designating the Plantation Estates community as "Rural Residential" in the West Maui Community Plan (WMCP) consistent with the Maui Island Plan and the Maui Planning Commission review.

Policy 2.3.2 in the October 2021 version of the West Maui Community plan has serious problems.

The definition of "gulch" in Appendix D of the plan is vague resulting in most of the island being within the definition of a gulch. During a heavy rain virtually, all undeveloped land is "A natural geologic .... channel or drainageway that conveys rainfall". The map in Figure 2.3 of this Plan does not help much and is inconsistent with the definition above.

The Planning Commission approved draft policy 2.3.2 stated "Gulches, as identified in the map in Figure 2.3 of this Plan, shall remain in open space and no new permanent structures shall be developed in or within 100 feet of the top of the bank of identified gulches unless Low Impact Development strategies are implemented to prevent stormwater runoff."

There are many significant problems with this policy. A few of these problems are illustrated in Exhibit A which we do not have time to get into in this meeting. I provide this illustration for future reference.

Then the October 2021 plan went further and deleted the underlined wording from policy 2.3.2 above. This is a significant change. It renders many privately owned small lots across West Maui, which were previously approved by the county, unusable for development of structures both agricultural and residential. It also creates numerous issues for the county to administer the "open space" on the large number of small owner-occupied lots.

As lot owners, I believe we all want to take due care to prevent erosion and runoff from our lots. It would be far better to use policy wording that focuses on the lot owners (and their contractors) responsibility for taking the steps necessary to prevent problems due to stormwater runoff. This would put the priority on managing stormwater runoff rather than the arbitrary "top of the bank". I thought this was already Maui County policy.

If there are other reasons to keep the October 2021 policy 2.3.2, it should not apply to previously approved subdivisions without adding back "... unless Low Impact Development strategies are implemented to prevent stormwater runoff." If policy 2.3.2 remains unchanged, it would render many lots which were purchased under previous county policy, unsuitable for structures both agricultural and residential.

Mahalo for your consideration

Michael Gronemeyer

Illustration of some of the problems with Policy 2.3.2

While there are many problems with this Policy 2.3.2, this example will illustrate some of the problems. Many lots have similar characteristics and present similar problems. Since I do not anticipate any new or expanded structures on my lot, I will use my lot to illustrate some of the issues. I have a topographic map if requested.

Where exactly is the gulch and where is the "top of the bank"

This lot is on Keo'awa street - which is roughly on top of the ridge. The land slopes down on either side of the street so is Keo'awa street the top of the bank? If so then based on the plain English definition of "gulch" in Appendix D this entire lot is in the gulch!

At this lot's driveway, Keoawa street is roughly 1000 ft above sea level. Then the lot drops rapidly where it levels off at approximately 980 ft where the main house is located

Then the lot drops rapidly again where it levels off at approximately 940 ft where the ohana, main horse pasture and stables are located.

Then the lot drops rapidly to a level area at about 910 ft which is second part of the horse pasture area. This pasture is approximately half way between the street and the rear property line.

Then this lot continues to drop rapidly in a series of at least 4 terraces all the way down near the stream bed at about 700 feet above sea level. This is approximately 1,300 feet from the street.

There is a level area at about 750 feet above sea level which the previous owner of this lot used as part of his pasture for cattle along with all terraces above that. I no longer use this for pasture area in order to allow vegetation to grow where the cattle had worn the ground bare. This conservation activity significantly controls erosion and storm runoff.

The streambed drops rapidly by over 80 feet vertically to 620 ft. above sea-level over the next 500 ft horizontally (the next 2 lots) toward the ocean. It is virtually impossible that water would rise above my terrace at about 750 feet above sea level. Is this then the "top of the bank" for my lot? if not what is and why? I believe it is more appropriate to use a more traditional definition of gulch in some way based on the "high water mark" similar to the ocean beaches.

Since there is no detailed mapping of the "gulches" or the "top of the bank" how can any land owner determine or plan for the best available use of the land? How can the county effectively deal with the vague and arbitrary policy 2.3.2?

The "Open Space question"

The WMCP Policy 2.3.2 also states "Gulches, as identified in the map in Figure 2.3 of this Plan, must remain in open space".

As previously noted, the maps in the WMCP are very high level and inconsistently applied. At the current time it is impossible to tell from the "map" whether half of my 6 acre lot falls into this new "gulch" category.

Once the actual gulch areas can be mapped in detail, the questions relate to what uses are allowed in this "Open Space", especially for lots less than 15 acres zoned agricultural.

For example, can any of these "open spaces" be fenced?

Can the fenced "Open Space" areas be used for livestock?

Will soil conservation in the open space areas continue to be a valid agricultural use ?

Are retainage basins allowed in "open spaces"?

Will pig trapping be allowed in "open spaces"?

Are ground mounted solar panels "structures" ?

How will "Open Space" restrictions be reconciled with HRS 205-4.5 ? With MCC 19.30A?

When will these changes go into effect?

How will action item 3.11 affect structures which may already be within 100 feet of the "top of the bank"? Both now and in the future.

These questions and likely others will need to be thoughtfully analyzed with practical workable answers before the council proceeds with action item 3.11 in the plan.

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COUNTY CLERK



# Plantation Estates Lot Owners Association

10 Hoohui Road, Suite 302

Lahaina, Hawaii 96761

(808) 669-9030

November 16, 2021

via: [county.clerk@mauicounty.us](mailto:county.clerk@mauicounty.us)

Maui County Council  
Council Chair Alice Lee  
200 S. High Street  
Wailuku, Hawai'i 96793

SUBJECT: West Maui Community Plan

Dear Chair Lee and Maui County Councilmembers:

My name is Jonathan Kindred and I am presenting this testimony in my capacity as President of the Plantation Estates Lot Owners Association (PELOA). PELOA comprises 103 lots (together "Plantation Estates") which were developed in four (4) stages beginning in 1990. We respectfully request the Maui County Council to reconsider designation of our neighborhood that falls within the Rural Growth Boundary of the Maui Island Plan as "Rural Residential" in the West Maui Community Plan (WMCP). This designation best fits the characteristic of our neighborhood.

Our neighborhood is low-density and rural residential in character. PELOA is committed to remaining low density. From a land use perspective, we are located within the Kapalua Resort and our homes surround the Plantation Golf Course. This significantly distinguishes our subdivision from other non-resort agricultural neighborhoods. Our neighborhood was planned and developed by the developer over 30 years ago in 1990, before the Rural zoning category (Chapter 19.29 MCC) was adopted. PELOA was developed essentially as what has since been recognized, as a rural neighborhood.

The Maui Island Plan designated Plantation Estates within the Rural Growth Boundary. In the Orion Report (March 2018), that looked closely at Title 19, Maui County's zoning code, the report pointed out that agricultural zoning practices are not working. It stated, "*The intent of agricultural zoning is to protect agricultural land while allowing certain agricultural-related uses and structures such as barns, greenhouses and farm dwellings. The reality is that practices such as agricultural subdivisions are allowing non-agricultural uses that may threaten adjacent bona fide farm operations. In addition, the required farm plan is an exercise that requires much staff and applicant time but has little impact on ensuring ongoing farming operation.*" As well, Section 7.1.1.1 of the Maui Island Plan states: "*Encourage future community plan efforts to identify lands within the*

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*County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone.*" As mentioned previously, our neighborhood was placed within the Rural Growth Boundary in the Maui Island Plan. We are low density, large lot residential estates with some family farms. Placing our neighborhood in Rural Residential will allow for consistency with the Maui Island Plan according to MCC 2.80B.70, and also provide consistency with the recommendations in the Orion Report.

Further, the Orion Report also notes that, *"[a] significant amount of Maui is currently within the state's agricultural land use district. Some of this land has been subdivided into agricultural subdivisions for housing development or small farms containing very limited agriculture production-less than could rightly be considered subsistence farming or a hobby farm."* See **Attachment A**. The State Land Zoning Allocation map, produced by the Office of Planning (2013). The map notes that Maui contains 235,280 acres of Agriculture zoned land and just 4,200 acres of Rural zoned land. The Orion Report recommends, "Maui should consider requesting a district boundary amendment to change developed non-farm property to a more appropriate district such as Rural and redouble its efforts to truly protect remaining farmland by revising its processes and establishing new conditions for subdivision and non-farm use."

It is important for you to know that the CPAC took three (3) votes on our subdivision, two (2) motions to designate our neighborhood as Agriculture and one (1) motion to designate us as Rural Residential. All three (3) motions failed and the CPAC was unable to come to a decisive conclusion. At the Maui Planning Commission, the Commissioners amended our neighborhood to reflect it as Rural Residential. They felt the definition in the WMCP; both graphic and textual, best fit our neighborhood. The motion passed with a 6-2 vote.

We kindly request the Maui County Council's reconsideration of our neighborhood's WMCP land use designation. Designating our neighborhood as Rural Residential will fall in line with the Maui Island Plan, MCC 2.80B.70, and the land use definitions that are described within the WMCP. This will not set a precedent with other Agricultural neighborhoods as we are situated within a resort destination area and our neighborhood provides a buffer between urban Kapalua and agricultural areas to the north.

As a separate matter, the last iteration of policy 2.3.2, now reads *"no new permanent structures may be developed in or within 100 feet of the top of the bank of identified gulches."* It contains no exception for Low Impact Development Strategies within this area as had been approved in the MPC draft, the CPAC draft, and as originally proposed by the Maui Planning Department. We recommend that the exception for low impact development strategies be reinstated. Low impact development strategies seek to protect, retain, and filter water on the lot concerned. Eliminating those protections would be counterproductive in protecting runoff from those areas that runoff often from land formerly used in intensive monoculture. Additionally, there would be significant negative consequences to hundreds of people owning lots in previously approved and subdivided lots across West Maui. Such a requirement would appear to render many lots practically or

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Page 3

actually unbuildable. If the previously approved language is not reinstated, Policy 2.3.2 should be expected to be challenged as arbitrary, capricious, and a taking requiring compensation for quite a large number of lot owners across West Maui. We recommend that this language be reinstated as it has been uniformly in place and approved throughout the entire West Maui Community Plan process.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Kindred', written in a cursive style.

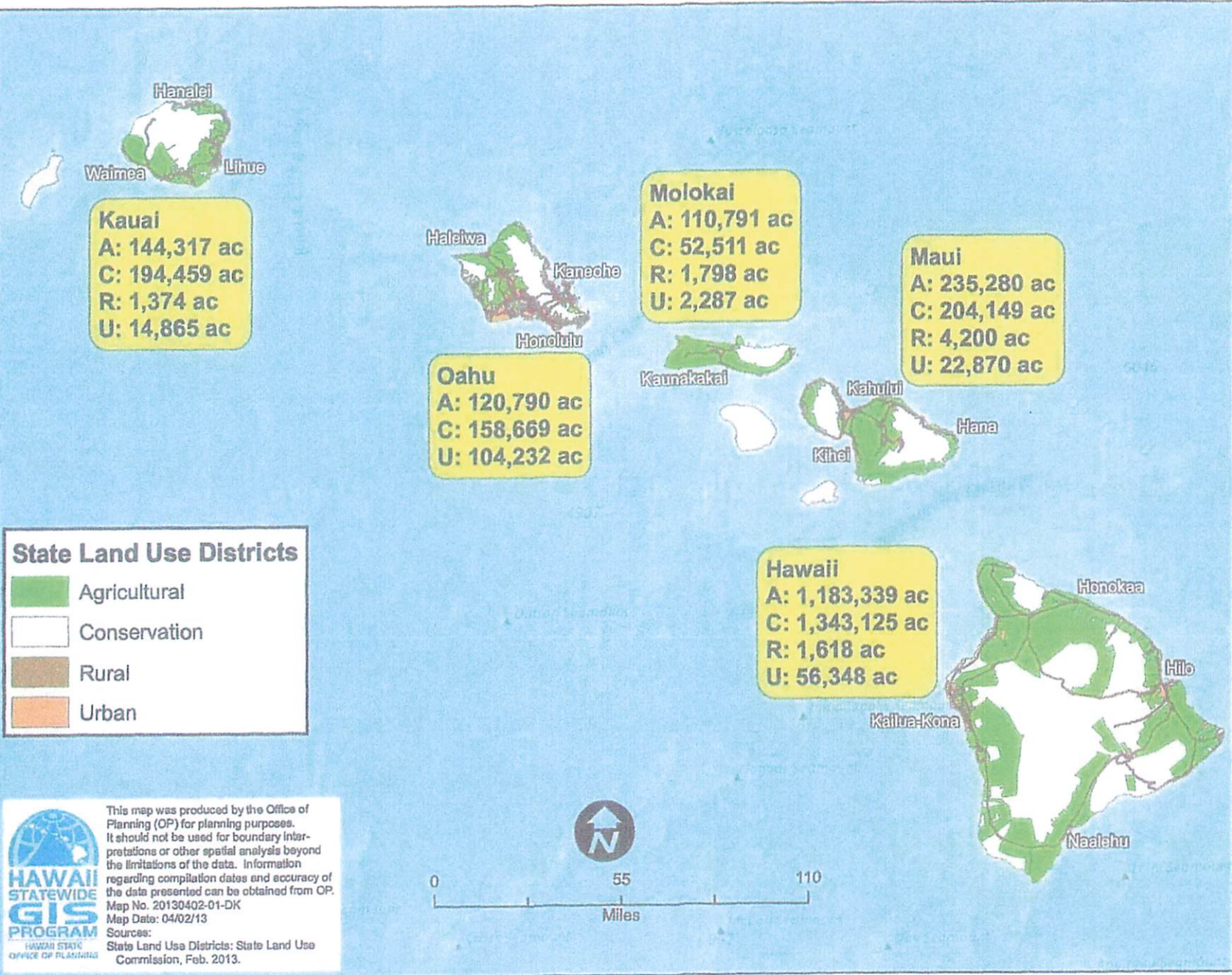
Jonathan Kindred, President  
Plantation Estates Lot Owners Association

**Attachment**

K:\DATA\PELOA\WMAuiCP Update\Applications\PELOA Testimony Letter-WMCP.docx



## **Attachment A**



RECEIVED

2021 NOV 18 AM 8:35



Saman Dias  
99 Kahana Nui Rd.  
Lahaina HI 96761

OFFICE OF THE  
COUNTY CLERK

Date: November 17, 2021

To: Council of the County of Maui  
From: Saman Dias Maui Bicycling League (MBL) / West Maui Greenway Alliance

Aloha Council members,

MBL has been advocating for West Maui Greenway for last 7 years. West Maui Greenway is not a new concept. It has been outlined in Hawaii Bike plan that was developed in 1994

<https://hidot.hawaii.gov/highways/files/2013/02/Bike-Plan-appendixg.pdf>

MBL very much like to accept the draft of West Maui community plan  
And requesting following additions:

The West Maui Community Plan states in. Section 4 | Implementation and Monitoring  
2.12 Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

Also, Section 2 requires landowners to evaluate and adjust proposed projects to fit the community's vision for the future. I feel clarifying wording is needed to avoid conflict in the future. I please ask you consider adding:

Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."

The West Maui Greenway is a high priority in West Maui and this additional wording will help ensure that working together – the County, State and Community – we can make the West Maui Greenway a reality.

Mahalo for your time.

Saman Dias  
Chair Maui Bicycling League



DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
LT GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

TYLER L. GOMES  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P O BOX 1879  
HONOLULU, HAWAII 96805

November 18, 2021

Ref.: PO-21-351

Memorandum

To: Members of the Maui County Council

From: William J. Aila Jr., Chairman  
Hawaiian Homes Commission

A handwritten signature in blue ink, appearing to read "W. Aila Jr.", is written over the name of the Chairman.

Re: **DHHL Comments on County of Maui West Maui Community Development Plan**

The state Department of Hawaiian Homelands (DHHL) has approximately 777 acres in Honokōwai. Beginning in 2019 to present, DHHL has undertaken a master plan and HRS 343 environmental assessment process for a new homestead community on its lands in Honokōwai. The DHHL Honokōwai planning process is nearly complete and **DHHL is requesting that the County West Maui Community Development Plan (Subarea 2) be updated to reflect DHHL's Honokōwai Homestead Master Plan** development in order to better coordinate future collaboration with the County of Maui on critical County infrastructure and services that are needed to support the new Honokōwai Homestead Community.

As you know, per the Hawaiian Homes Commission Act, which has been incorporated into the State Constitution, the Hawaiian Homes Commission has exclusive land use authority over DHHL lands. As such, DHHL has created its own land use designation categories that reflect the Hawaiian Homes Commission's land use policies for DHHL lands. In order to help facilitate incorporation of DHHL's Honokōwai Homestead Community Master Plan into the County West Maui Community Development Plan, DHHL has identified the Maui County Community Plan Designations that are most applicable to DHHL's land use designations. These are reflected in Table 1. Exhibit A reflects the layout of these land uses on DHHL's Honokōwai lands in the DHHL Honokōwai Homestead Conceptual Master Plan.

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DHHL would like “Subarea 2” of the West Maui Community Development Plan to be updated as follows:

**Table 1**  
**Translating DHHL’s Honokōwai Land Use Designations to Community Plan Designations**

DHHL Honokōwai Master Plan Land Use Designation	Applicable Community Plan Designation	Approximate Acres
Subsistence Agriculture Homestead	Rural Residential	337
Residential Homestead Single-Family	Residential	70
Residential Multi-Family	Residential	35
Supplemental Agriculture	Agriculture	14
Community Commercial	Rural Village	24
Community Agriculture	Agriculture	16
Community Recreation	Public / Quasi Public	28
Industrial	Employment Center	16
Conservation	Open Space	146
Road & County Facilities	Public / Quasi Public	91

#### **DHHL Villages of Leali’i**

We note that in Subarea 3 of the West Maui Community Development Plan, the plan accurately designates DHHL’s Leali’i as “Residential” as DHHL plans to develop single-family residential homesteads on these lands.

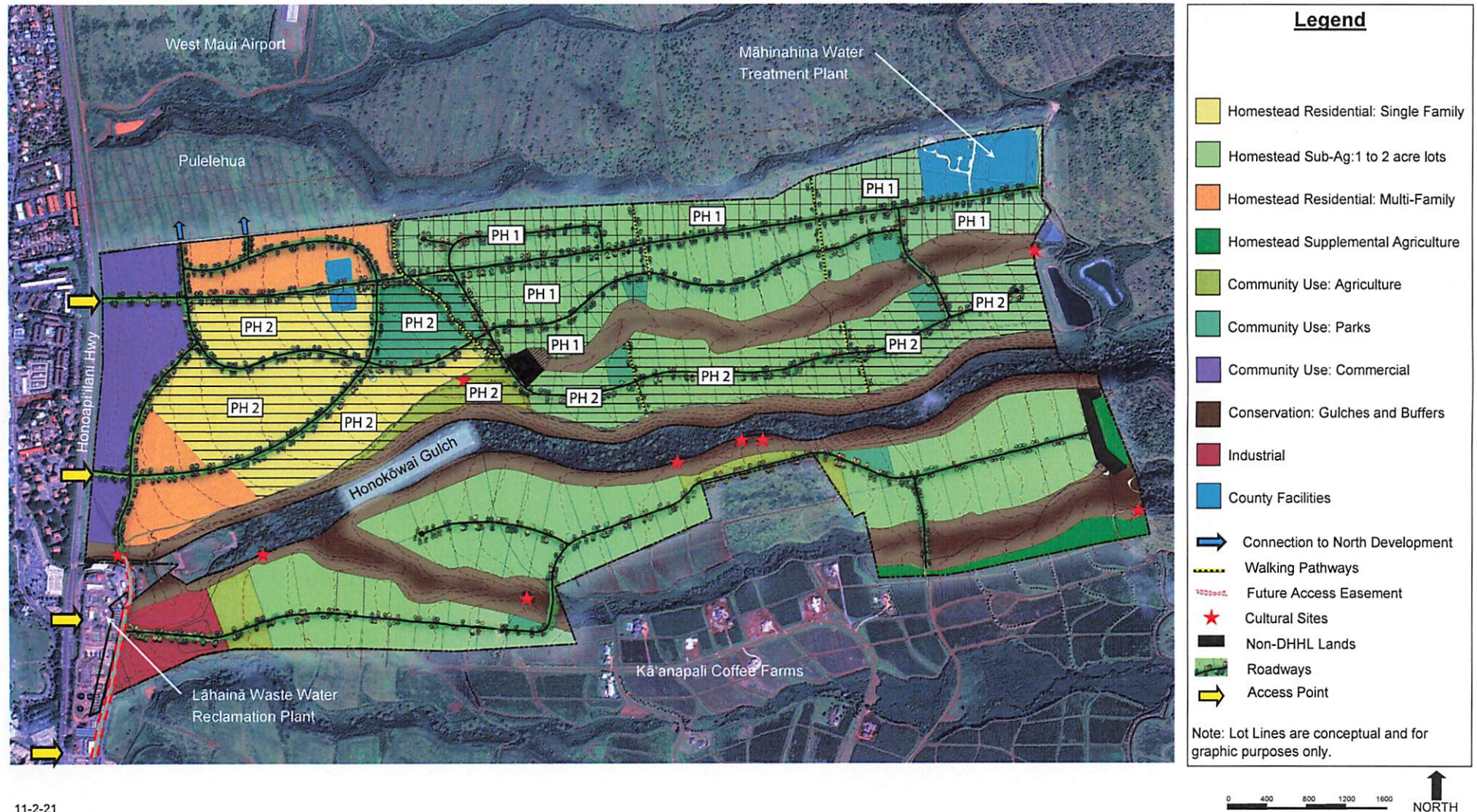
We appreciate the County’s consideration of DHHL’s request to update Subarea 2 of the West Maui Community Development plan to reflect DHHL’s plans for its lands in Honokōwai. Should you have any additional comments, please contact the DHHL Planning Office at [dhhl.planning@hawaii.gov](mailto:dhhl.planning@hawaii.gov).

Enclosure -- Exhibit A

C: Hawaiian Homes Commissioner Randy Awo



# Honokōwai Beneficiary Community Master Plan







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2021 NOV 18 AM 8:34

OFFICE OF THE  
COUNTY CLERK

November 18, 2021

Honorable Alice Lee, Chair  
Maui County Council  
200 S. High Street  
Wailuku, HI 96793

via [county.clerk@mauicounty.us](mailto:county.clerk@mauicounty.us)

Subject: Public Hearing Nov. 18, 2021 WMCP CR 21-109

Dear Chair Lee and Council Members:

Everyone agrees on the critical need for affordable housing for Maui's workforce. The State of Hawaii classifies lands as urban, rural and agriculture (and conservation.) Approximately 5% of land is available for development. This restriction on available land for residential development results in the high cost of housings, as the (low) supply and (high) demand for housing continue to escalate!

Housing and Land Enterprise of Maui, dba Nā Hale O Maui (NHOM) is a grassroots, membership-based Nonprofit 501 (c) 3 organization established *to secure and preserve a permanent supply of affordable housing alternatives for low- and moderate-income households in Maui County.* We strongly support affordable workforce housing in all its forms including for-sale single family homes and condominiums; and for rent apartments.

We understand that the Maui Island Plan, which took 6 years to complete, and was finished in 2012, prioritized housing and included the areas in Launiupoko and Olowalu in West Maui. The currently proposed West Maui Community Plan before the Maui County Council reverses this carefully crafted plan and designates the same area as "areas of stability."

We respectfully request that the Council consider the unintended consequences of further restricting housing: the reduction in currently available land available to create affordable workforce housing, accelerating the loss of our precious island families – our children, grandchildren, family and life-long friends – who find no workable ways to manage the high cost of living and/or opportunities to attain their dream of truly affordable housing.

Nā Hale O Maui strongly supports affordable and workforce housing initiatives and developments. The County is a crucial partner in the development of affordable and workforce housing in Maui. Let's continue to collaborate and work together as a community. This will lead to more homes for island households. Together we can make a real impact on the housing needs of our community.

Mahalo for your support of affordable workforce housing,

  
Cassandra Abbot  
Executive Director

## County Clerk

---

**From:** Lee Chamberlain <Lee@ridesmartmaui.com>  
**Sent:** Monday, November 15, 2021 12:28 PM  
**To:** County Clerk  
**Cc:** Donna; Saman Dias; 'Clint Master'; Leo Nakayama  
**Subject:** RE: West Maui Community Plan Testimony resubmission with name

You don't often get email from lee@ridesmartmaui.com. [Learn why this is important](#)

Lee Chamberlain  
99 Kahana Nui Rd  
Lahaina, Hi. 96761  
(925) 917-1994

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2021 NOV 15 PM 3:22  
OFFICE OF THE  
COUNTY CLERK

The WMCP states in. Section 4 | Implementation and Monitoring  
2.12 Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

**In order to accomplish this The policy could be: "Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."**

Please use your leadership to support Hawaii's Bike Plan, Hawaii's SB1402 and the WMCP to modernize Hawaii's ground transportation infrastructure by providing additional metrics, considerations, and assistance to the department of transportation in order to move Hawaii forward into the twenty-first century. Please implement a comprehensive plan for the establishment of any portion of the following on Maui as required by SB1402.

"[https://www.capitol.hawaii.gov/session2021/bills/SB1402\\_.HTM](https://www.capitol.hawaii.gov/session2021/bills/SB1402_.HTM)"

(1) A contiguous network of bicycle and pedestrian pathways connecting all public schools and libraries in each school complex area to one another, and to its respective state and county transportation infrastructure, in which intersections with other modes of transportation shall be minimized; provided that the pathway network shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation;

(2) A contiguous network of bicycle and pedestrian pathways connecting commercial business and shopping hubs to residential areas, and to its respective state and county transportation infrastructure, in which intersections with other modes of transportation shall be minimized; provided that the pathway network shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation; and

(3) Pedestrian exercise and active health pathways of meaningful length in which intersections with other modes of transportation shall be minimized; provided that these pathways shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation, and easily accessible to residential and high density communities where appropriate.

I Support the West Maui Greenway.

Sent from [Mail](#) for Windows



## County Clerk

**From:** Lorrie Betsill Nielson <lorrie@unveiledhawaii.com>  
**Sent:** Thursday, November 18, 2021 5:45 PM  
**To:** County Clerk  
**Subject:** "Public Hearing Nov. 18, 2021 WMCP CR 21-109".

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2021 NOV 18 PM 5:49

OFFICE OF THE  
COUNTY CLERK

You don't often get email from [lorrie@unveiledhawaii.com](mailto:lorrie@unveiledhawaii.com). [Learn why this is important](#)

Aloha!

Please let this serve as a message of support for the West Maui Community Project! As a West Maui resident for over a decade, I truly believe this project will benefit our community immensely, and most importantly, provide AFFORDABLE HOUSING for our West Maui Residents! I really hope to see this project and all it's permissions passed!

With Warm Aloha,



 [www.unveiledhawaii.com](http://www.unveiledhawaii.com)

LORRIE NIELSON

*founder & creative director*

 181 Lahainaluna Rd. Suite B, Lahaina, Hawaii 96761

 [lorrie@unveiledhawaii.com](mailto:lorrie@unveiledhawaii.com)

 +1 (808) 372.2936 | O: +1 (808) 446.8811



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## County Clerk

---

**From:** Tamara A. Paltin  
**Sent:** Wednesday, November 17, 2021 11:06 AM  
**To:** County Clerk  
**Subject:** Fwd: West Maui Community Plan Testimony Supporting Housing Requested

Get [Outlook for iOS](#)

---

**From:** Peter Martin <Peter@westmauland.com>  
**Sent:** Tuesday, November 16, 2021 4:59:10 PM  
**To:** Peter Martin <Peter@westmauland.com>  
**Subject:** West Maui Community Plan Testimony Supporting Housing Requested

RECEIVED  
2021 NOV 17 AM 11:07  
OFFICE OF THE  
COUNTY CLERK

Aloha,

If you haven't already heard, the Maui County Council is having a public hearing on the West Maui Community Plan (WMCP) this Thursday, November 18<sup>th</sup> at 6:00 pm via BlueJeans. This is our last chance to let the County Council know that we want (affordable/workforce) housing in the areas of Olowalu and Launiupoko.

The Maui Island Plan, which took 6 years to complete, was finished in 2012. This plan prioritized housing, and included these areas for homes. For reasons I don't fully understand, the WMCP has designated these areas as "areas of stability," euphemism for no housing for our Maui families! See Maui Island Plan Figure 8-13 below with areas for future homes outlined in red (urban growth boundary, UGB) and blue (rural growth boundary, RGB).

It has been my goal for the last 25 years to try to get single family homes on these lands for our residents. I need your help. Our citizens and our children should be able to have homes with a yard for their families on this beautiful land. If the WMCP is adopted in the current form, there will be no housing for our families in the next 20 years on the lands of Olowalu and Launiupoko.

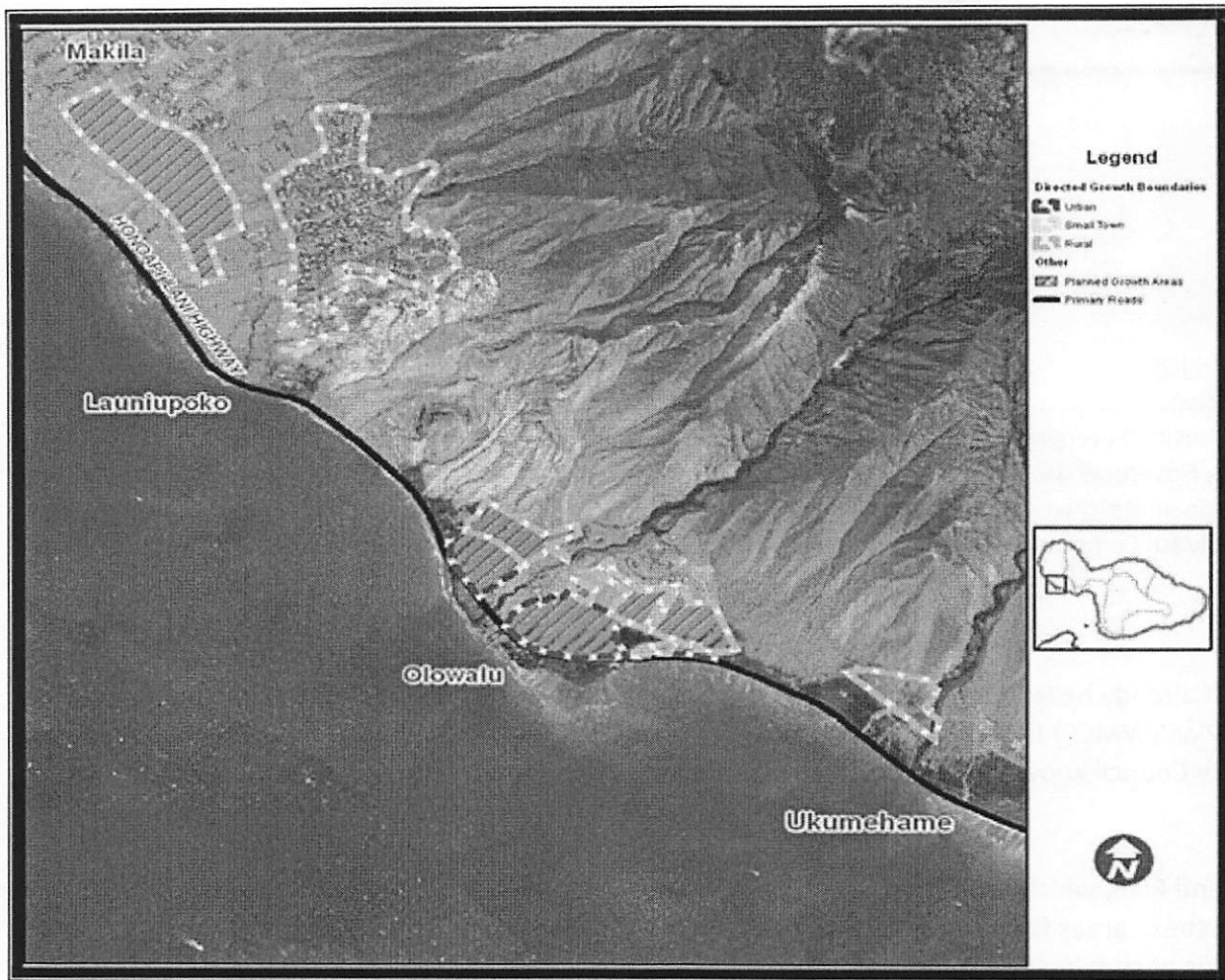
**THIS IS A CALL TO ACTION – WE NEED YOUR HELP!**

Let the County Council members know we, the residents of Maui want housing in these areas!

Please write a short message in support of housing in Olowalu and Launiupoko and email to: [county.clerk@mauicounty.us](mailto:county.clerk@mauicounty.us) with the subject "Public Hearing Nov. 18, 2021 WMCP CR 21-109".

Testimony may also be submitted via fax to 808-270-7171 or live (video conf) beginning at 6:00PM Thursday Nov. 18. Agenda and instructions to call in: <https://mauicounty.legistar.com/View.ashx?M=A&ID=904920&GUID=65501CFB-5D3B-4FE9-BA30-FCC5B5B82FD8>

If you have any questions, please contact me via email at [peter@westmauland.com](mailto:peter@westmauland.com), or my cell (808) 283-1273.



**Figure 8-13: Olowalu Town – Planned Growth Area.**

RECEIVED

2021 NOV 18 PM 4: 57

OFFICE OF THE  
COUNTY CLERK

**From:** Dylan Payne <dylangpayne@gmail.com>  
**Sent:** Thursday, November 18, 2021 4:50 PM  
**To:** County Clerk  
**Subject:** Testimony regarding the West Maui Community Plan update

You don't often get email from dylangpayne@gmail.com. [Learn why this is important](#)

Dear Chair Lee and Councilmembers,

I am writing to you today to share some thoughts on the proposed West Maui Community Plan. This plan is intended to direct growth over the next 20 years, meaning it will affect me, my children and my future grandchildren and their ability to live in West Maui.

I hope you are all keenly aware of the dire housing situation on the West side. Attached is a list showing the 10 lowest priced homes currently for sale in West Maui as of 11/18/2021.

### Residential - Active

Number of Properties: 3

Num	Address	MLS #	Status	District	Lnd-SF	Bds	Bths	Liv-SF	YrBlth	TTLsf	DOM	LP	LP/TTLsf
<input type="checkbox"/> 1	35 Haku Hale Pl	<a href="#">393671</a>	ACTIVE	Napili/Kahana/Honokowai	3965	3	2.00	1,246	1997	1,246	3	\$995,000	\$798.56
<input type="checkbox"/> 2	55 Poinciana Rd	<a href="#">393263</a>	ACTIVE	Napili/Kahana/Honokowai	7414	4	3.00	2,138	1999	2,138	42	\$1,414,000	\$661.37
<input type="checkbox"/> 3	214 Kahana Ridge Dr	<a href="#">393714</a>	ACTIVE	Napili/Kahana/Honokowai	16453	4	3.00	1,975	2001	1,975	1	\$1,450,000	\$734.18
<input type="checkbox"/> 4	1406 Front St	<a href="#">393701</a>	ACTIVE	Lahaina	6307	4	4.00	2,288	2004	2,288	2	\$1,590,000	\$694.93
<input type="checkbox"/> 5	3843 Lower Honoapiilani Rd	<a href="#">390908</a>	ACTIVE	Napili/Kahana/Honokowai	25343	4	2.00	1,748	1955	1,748	234	\$1,699,000	\$971.97
<input type="checkbox"/> 6	62 HALELO St	<a href="#">392997</a>	ACTIVE	Kaanapali	11539	4	3.50	2,752	1977	2,752	65	\$1,995,000	\$724.93
<input type="checkbox"/> 7	1133 Front St	<a href="#">391836</a>	ACTIVE	Lahaina	7505	3	3.00	2,006	1997	2,006	162	\$1,995,000	\$994.52
<input type="checkbox"/> 8	1426 Front St	<a href="#">392077</a>	ACTIVE	Lahaina	11234	2	3.00	1,944	1998	3,672	149	\$2,000,000	\$544.66
<input type="checkbox"/> 9	1334 Front St	<a href="#">393096</a>	ACTIVE	Lahaina	5392	3	1.00	928	1969	928	55	\$2,200,000	\$2,370.69
<input type="checkbox"/> 10	116 Halelo St	<a href="#">393564</a>	ACTIVE	Kaanapali	10472	4	4.00	3,571	1974	4,321	14	\$2,699,000	\$624.62

If the community plan is adopted in its current form this problem will continue to worsen over the next 20 years. To be sure, there are a lot of positive components that have been captured in the West Maui Community Plan draft. However, if we do not address the shortage of housing I believe all of the positive intentions of the community plan will be overshadowed by our loss of community due to unaffordability and outmigration.

Specifically I am urging the Council to **remove Policy 3.4.2** from the plan as this will severely limit the ability to create housing for Maui families.

Thank you for your consideration

Dylan Payne



**County Clerk**

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**From:** Jade Chihara <jchihara@hawaii.edu>  
**Sent:** Wednesday, November 17, 2021 4:51 PM  
**To:** County Clerk  
**Subject:** Public hearing 11/18/2021 WMCP CR 21-109

2021 NOV 18 AM 8:34

OFFICE OF THE  
COUNTY CLERK

You don't often get email from jchihara@hawaii.edu. [Learn why this is important](#)

Aloha Council Members,

My name is Jade Chihara and I am born and raised in Lahaina. I do not support the development of homes in Olowalu or Launiupoko. The water and traffic infrastructure within this moku is in dire need of reconsideration before creating permanent change to the landscape of these historic and culturally important areas. The West Maui Community Plan should be revised and implemented after the Water Use Development Plan is approved in order to move forward from an informed stance of water availability and true community consent. Mahalo to each of you and your council staff for the hard work you folks do.

Jade Chihara

---

**From:** TERESA ADAMS <radams4t4@aol.com>  
**Sent:** Thursday, November 18, 2021 4:58 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109".

[You don't often get email from radams4t4@aol.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

I OPPOSE housing in these areas for the same reasons as we have fighting these subdivisions for the past several years-THERE IS NOT ENOUGH WATER!!! The reefs are at risk as well

Peter Martin owns thousands of acres on West Maui he can build affordable homes closer to where more infrastructure is available.

We definitely need affordable housing on West Maui but this is not the place.

Teresa Adams

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2021 NOV 18 PM 5:00  
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COUNTY CLERK

**County Clerk**

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**From:** Myrna Ah Hee <myrna.ahhee@gmail.com>  
**Sent:** Thursday, November 18, 2021 3:34 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109".

2021 NOV 18 PM 3:59

OFFICE OF THE  
COUNTY CLERK

[You don't often get email from myrna.ahhee@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

To whom it may concern,

I have lived in Lahaina my entire life since 1962. I am sad that future generations will not be able to get affordable and work force housing that is being offered by developers like Peter Martin. I have seen multiple families live in homes with 20 people because of lack of affordable housing. Now they plan on even not allowing development for 20 years on these lands, are you serious. It is crazy that we don't work with finding a solution to having the majority of working people have a affordable home. With excellent mortgage rates today and affordable prices, would you rather see home ownership for our community or see families move away. All this developable, open land, why not put it to its highest and best use for our people and community. I urge you to consider allowing development of affordable housing in Olowalu and Launiupoko. Think not only of now but the future of my generations. The highest and best use to have working families live on the land. Families that work deserve an opportunity to own a home. Please allow affordable housing be a number one consideration.

Sincerely

Myrna Ah Hee

Sent from my iPhone



## County Clerk

---

**From:** Jeff and Sue Anderson <[smander@pacbell.net](mailto:smander@pacbell.net)>  
**Sent:** Tuesday, November 16, 2021 4:34 PM  
**To:** County Clerk  
**Subject:** Testimony for 11/18/21 Meeting re: West Maui Community Plan

You don't often get email from [smander@pacbell.net](mailto:smander@pacbell.net). [Learn why this is important](#)

Aloha Councilmembers,

I want to say a quick THANK YOU to the folks who participated in creating the new West Maui Plan, especially the volunteer CPAC committee members. I sat in on a few of their many long meetings they held over literally years. The committee put in lot of work and the plan is quite an accomplishment. I admire their passion and commitment to reviewing every aspect and to upholding key values that should serve us well in the future. The plan's focus toward locating new development near infrastructure, employment and services is great. I'm especially fond of the new "Areas of Stability".

Jeff Anderson, Lahaina

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**County Clerk**

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**From:** Debbie Arakaki <debbie@debbiearakaki.com>  
**Sent:** Wednesday, November 17, 2021 6:44 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 17 AM 7: 43

OFFICE OF THE  
COUNTY CLERK

You don't often get email from debbie@debbiearakaki.com. [Learn why this is important](#)

To the WMCP committee,

Please do not allow the blocking of more affordable housing on our West Side community with this plan. Olowalu and Launiupoko are both great areas for families to live and be a part of our community in Lahaina. Our west side communities need more affordable housing for our children, our younger generation, and our hard working community members so they can actually afford a home here in West Maui.

Why would precluding building on these lower lands for 20 years possibly be a good thing for Maui? We are experiencing growth as is everywhere else in our state. With no new housing emerging, where would we expect our next generation to live or afford their homes? If the affordable housing only exists in Central or Upcountry, then it will always be a commute over the Pali.

As of today, 11/17/21, the lowest priced home in West Maui is \$995,000 and there is only one available. The Median home price is \$5,087,500. This paints a more accurate picture of what West sides have to deal with for their housing pricing.

Please do not allow this WMCP to pass, it will truly hurt the future of West Maui.

Mahalo,

**Debbie Arakaki**  
**808-283-7214**

## County Clerk

---

**From:** Tom Blackburn-Rodriguez <tominmaui@icloud.com>  
**Sent:** Wednesday, November 17, 2021 8:42 AM  
**To:** County Clerk  
**Subject:** Public Hearing November 18, 2021, WMCP, CR 21-109

[You don't often get email from tominmaui@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear County Clerk,

I am writing in strong support for the inclusion of single family housing, in particular affordable housing, in the West Maui planning area of Olowalu and Launiupoko. Areas the Maui Island Plan designated for housing.

Removing these area from housing allocation is in error and reduces the opportunity for single family homes and reflects a bias toward the northern end of the Lahaina planning area and against single family homes.

The crisis in housing for our people is, in part, the result of such poor policy decisions.

Respectfully,

Tom Blackburn-Rodriguez  
808-283-4570  
Tominmaui@icloud.com

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2021 NOV 17 AM 8:55  
OFFICE OF THE  
COUNTY CLERK



## County Clerk

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**From:** Mikey Burke <michaellyn.burke@gmail.com>  
**Sent:** Wednesday, November 17, 2021 8:23 PM  
**To:** County Clerk  
**Subject:** Public Hearing 11/18/21 WMCP CR 21-109

2021 NOV 18 AM 8:35

OFFICE OF THE  
COUNTY CLERK

[You don't often get email from michaellyn.burke@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Aloha mai kākou,

This email is for Public Hearing 11/18/21 WMCP CR 21-109. I would like to acknowledge all the hard work, long hours, brain power, tired eyes, and mental and emotional fatigue that went into the WMCP. The committee members, Planning Dept. personnel, and community members gave of themselves so willingly, for the sole purpose of developing a plan that most resembles the voice of the West Maui community.

While no Community Plan will be perfect, I believe that the final iteration in front of you is the result of the best efforts of the committee members, who listened and internalized the community's concerns. I support the WMCP in this iteration. I support the designations for each of the areas of West Maui. I support infill and not sprawl. I support affordable/workforce housing near existing infrastructure and economic centers.

I do not support large land owners trying to rally the troops in the 11th hour to go against the hard work and voices that went into the WMCP. The community has spoken. The WMCP is the literal documentation of the community's voice. Please do not turn your backs on the community's hard work and vision for our own backyard. Accept the WMCP as it has been diligently crafted.

Mahalo for your consideration,  
Michaellyn Burke  
Lahaina, Maui

Sent with aloha

## County Clerk

---

**From:** Paul Causey <paulcausey@gmail.com>  
**Sent:** Thursday, November 18, 2021 1:32 PM  
**To:** County Clerk  
**Subject:** West Maui Community Plan -- Growth Framework maps are too pixelated

You don't often get email from paulcausey@gmail.com. [Learn why this is important](#)

Hello,

Would it be possible to get higher resolution images for your West Maui Community Plan -- Growth Framework maps? I am unable to read the legends and the images are too pixelated.

Here is a link to the download I am referring: <http://mauicounty.us/wp-content/uploads/2021/11/West-Maui-Community-Plan-3.pdf>

Thanks, Paul Causey  
Resident

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2021 NOV 18 PM 2:27  
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COUNTY CLERK

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## TESTIMONY

TO THE COUNTY COUNCIL'S PUBLIC HEARING ON THE DRAFT WEST MAUI COMMUNITY PLAN

November 18, 2021

From: **DAVID DELEON**, 335 Waiama Way, Haiku, Hi. 96708, [dpdeleon@hawaiiantel.net](mailto:dpdeleon@hawaiiantel.net) 808-575-9711

2021 NOV 18 AM 8:25  
COUNTY CLERK

This is testimony to request an amendment to draft West Maui Community Plan to follow the recommendations of the 2012 Planning Director, the 2012 County Council, and the Maui Island Plan, to change the land use planning for the Kapalua Plantations Estates to Rural-2 acre.

I support the proposal because:

- The proposal to change the Kapalua Plantations Estates neighborhood from agricultural classification to 2-acre rural classification, accurately reflects the community's actual current and historic use. After over two decades of occupation, this area is clearly not, and will never again be, farm land.
- Kapalua Plantations Estates actually matches the description of rural use found in state law – a non-urban development pattern characterized by low-density, scattered homesteads and occasional farms.
- Once the subdivision for these properties was approved, the property that composes the subdivision ceased being viable farm land: the lots are too small to be viable farms. That was the reason the Maui Farm Bureau actively supported this proposal during the Maui Island Plan process.
- Once rezoning to rural is accomplished, the wasteful cat-and-mouse game between these property owners and the County Planning Enforcement Division – in which a dozen papaya trees or three goats constitute a “farm” – can end.
- The impact of this change will only be seen on paper. The size and use of these properties will not change, and anyone who wishes to farm, can. The only functional change will be the state's odd requirement that people who occupy agricultural land must farm that land, will no longer apply. (Question: has anyone ever demanded that the grantees of 40-acre homesteads at Hoolehua, Molokai be required to farm?)
- The County Council created a spectrum of rural zoning classifications, from the traditional half-acre, to 1, 2, 5 and 10 acre lot scales. The purpose for creating this spectrum (2010) was so the County could accommodate exactly these types of Ag to Rural transitions. Kapalua Plantations Estates 2-acre lots can transition to rural 2-acre classification. There would be no change in the character of the community.
- The Department of Planning in 2012 supported and proposed this change in the Maui Island Plan. The then-director saw the wisdom of ending the unnecessary waste in attempting to force homeowners to conduct an economic activity they really have no intention of conducting.
- This Ag to Rural concept was actively debated and approved by the County Council for inclusion in the Maui Island Plan in 2012 – nine years ago.



The intent of the Maui Island Plan should weigh heavily on this question and indeed the decision making for all six Maui community plans, starting with the West Maui plan. Well over a million dollars and 15 years of effort went into the creation of the Maui Island Plan, with the intention of setting the planning parameters for the Maui community plans. Ignoring that now will amount to a mammoth waste of County resources and a serious insult to hundreds of Maui citizens who diligently participated in that effort just a decade ago, in good faith.

There is nothing sacred about state agricultural land use classification. When the LUC maps were created in the 1960s, there were only three classifications: urban, agricultural, and conservation. Any lands that were clearly not urban or conservation were lumped into the agricultural class. The rural classification was added long after the initial boundaries were set. As a result, many lands that should have been classified rural were not.

The problem facing agriculture in Hawaii is that it never successfully transitioned from industrialized plantation mono-crops to more mixed-crop farms. A 2015 State Department of Agriculture report said there were 200,000 acres of fallow farm land in Hawaii. The problem is finding enough farmers and the necessary capital to put those lands to good use. Whether the Kapalua Plantations neighborhood is classified rural will not impact those economic realities one iota.

It is my belief that this decision, proposed by this Council, really has nothing to do with preserving agricultural lands and everything to do with who these Kapalua Plantation Estates residents are. I make that statement based on decades of experience. When a decision this irrational and determined is made, without facts to back it up, its underlining rationale is personal.

## County Clerk

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**From:** Brian Egan <brianegan24@gmail.com>  
**Sent:** Wednesday, November 17, 2021 6:36 AM  
**To:** County Clerk; Alice L. Lee  
**Subject:** PUBLIC HEARING NOV 18TH WMCP CR-21-109

RECEIVED  
2021 NOV 17 AM 7:43  
OFFICE OF THE  
COUNTY CLERK

Dear Clerk:

DISTRIBUTE TO MAUI COUNTY COUNCIL MEMBERS...MY TESTIMONY MESSAGE

If u want to help our work force please give your total support for a plan to build housing and workforce housing in Launiupoko, ukumehame and Olowalu

WORKERS LEFT MAUI WHEN COVID HIT AND CANNOT RETURN BECAUSE THERE ARE NO PLACES TO LIVE

THIS IS AN URGENT NEED FOR MAUI PLEASE BE WISE AND ALLOW THIS TO HAPPEN

Thank you.....

--

Brian Egan, CEO  
EGAN REALTY AND CONSULTING, INC  
P.O. Box 10487  
Lahaina, HI. 96761  
808-214-2402

## County Clerk

---

**From:** Robb <rafinberg@gmail.com>  
**Sent:** Thursday, November 18, 2021 9:11 AM  
**To:** County Clerk  
**Cc:** Peter@westmauland.com  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

RECEIVED  
2021 NOV 18 AM 9:30  
OFFICE OF THE  
COUNTY CLERK

[You don't often get email from rafinberg@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification.>]

Aloha Kakou,

Please do what you can to increase the housing inventory on Maui to ease the shortage. As we are all aware, local families are deserting Maui and the other islands at the rate of 5000 per year. No Hawaiians (Locals) - No Aloha.

Solutions to this attrition are really quite simple, although not easy, since it takes clear communication and proper political will. Over regulation, stifling zoning restrictions, and the unreasonable limitation on developable land statewide are the problems. A single session of voting in the State Legislature and the County Council could remedy these.

Please, help keep Hawaii - Hawaii. Unless we can preserve the local population and culture, the newly arriving transplants (who we love as well), will not be able to perpetuate it.

I am in support of the Oluwalu and Launiupoko areas to be developed for residential housing.

Sincerely,

Pastor Robb Finberg  
Grace Church, Pukalani





RECEIVED

2021 NOV 17 PM 1:02

OFFICE OF THE  
COUNTY CLERK

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan**

Dear Chair Lee and Councilmembers:

My name is Fred Findlen and I am the General Manager at the Hyatt Regency Maui Resort and Spa in Ka'anapali. I write to express my concerns regarding new policies in the West Maui Community Plan ("WMCP") that I believe will be detrimental to the community. Specifically, there are three policies within the WMCP that will negatively impact our resort, employees and guests.

First, Policy 2.1.2 incorporates the Sea Level Rise Exposure Area ("SLR-XA") model as shown on the Hawai'i Sea Level Rise Viewer ("Viewer"). Policy 2.1.2 provides that "new permanent structures must be located landward of the State-recognized SLR-XA for coastal erosion, except a minimum buildable area must be provided." This Policy is concerning because:

- Policy 2.1.2 is vague. One, the WMCP does not explain what "SLR-XA for coastal erosion" means. It appears that the SLR-XA and the coastal erosion models are distinct models on the Viewer. As a result, it is not clear which line new structures must be landward of. Two, the policy allows for a "minimum buildable area," but the WMCP does not define that term, explain when it will be available or how it will be administered. From a business perspective, the indefiniteness of the policy will make compliance difficult and expensive.
- Use of the SLR-XA and coastal erosion models to establish a shoreline setback for new permanent structures is inappropriate. The modeling was not developed to apply to Maui's coastlines. For example, the models use the same formula to project erosion regardless of whether the shoreline is all-sand or a rocky cliff. The Policy does not recognize the limitations of the modeling or make any exceptions where the projections are clearly wrong.

- The Policy conflicts with the current Shoreline Rules for Maui. If the WMCP is passed in its current form, there will be two different schemes that apply to development near the shoreline. What is permitted under the Shoreline Rules will not necessarily be allowed under the WMCP because, in effect, the Policy establishes a shoreline setback that is different than that established by the Shoreline Rules.
- Specific shoreline management policies belong in the Shoreline Rules. It is not the Council's role to develop shoreline management policy. The County has given that responsibility to the Maui Planning Commission. *See Maui County Charter § 8-8.4.* The Planning Department is already considering a change for the Shoreline Rules that will account for sea level rise. The Council should, consistent with the law, allow the Maui Planning Commission to carry out its duty and craft a uniform shoreline management policy that applies equally to all community plan areas.
- Policy 2.1.2 will inevitably take property and the County will have to pay just compensation for its taking.

Second, Policy 2.1.3 illegally requires developers to “make efforts” to waive the ability to seek protection of property or compensation for development or redevelopment. By contrast, under the current version of the Shoreline Rules, a property owner is only required to record a unilateral agreement not to seek shoreline hardening for a new structure within the shoreline setback area. Policy 2.1.3's requirement to agree to waive the right to protect structures, repair existing protective structures, develop new structures and obtain variances illegally imposes a prospective waiver in return for the exercise of present rights.

Third, Policy 2.4.2 requiring one new affordable housing unit for each new transient accommodation unit is unconstitutional. The Policy violates due process and equal protection, and constitutes an unconstitutional condition. Policy 2.4.2 is also problematic on a practical level. These days, high-spending visitors (*i.e.*, the “quality” visitors that “the visitor industry must focus on” under the WMCP) expect updated and modern accommodations. The high quality of our accommodations is what provides a consistent and reliable source of revenue that allows our Resort to be an economic resource for the West Maui community. Unduly restricting the ability to develop or redevelop accommodations will inhibit our ability to continue to be that resource and, ultimately, will negatively impact our workforce.

Given these concerns, I respectfully request the Council revise its draft of the West Maui Community Plan as follows:

- 1. Remove Policy 2.1.2 requiring new development be landward of the SLR-XA for coastal erosion.**

There are a variety of issues with Policy 2.1.2 and, for that reason, the Policy should be removed from the WMCP. Removing Policy 2.1.2 will not have a detrimental effect on the community, nor will it leave shoreline property owners without proper guidance in the face of a changing climate. The Planning Department is currently working on proposed new Shoreline Rules for consideration by the Commission. If adopted, those rules will implement a significantly greater shoreline setback for the entire island that will take sea level rise and coastal erosion into account. Allowing the Commission to carry out their duties unimpeded by conflicting provisions from the Council will ensure there is a clear and equitable shoreline policy for those in West Maui.

- 2. Revert Policy 2.1.3 to the language in the Maui Planning Commission's draft of the WMCP and remove subsections (c) and (d).**

Subsections (c) and (d) of Policy 2.1.3 requiring developers to "make efforts" to waive the ability to protect their properties and seek compensation are illegal. The Council should revert Policy 2.1.3 back to the language of the Maui Planning Commission's draft of the WMCP, which provides:

For redevelopment and new developments within the State-recognized Sea Level Rise Exposure Area, developers shall proactively:

- a. Coordinate with the Maui County Planning Department and adjacent or near-by property owners to understand possible collective relocation of at-risk structures, and
  - b. Incorporate results of coordination into development plans by siting any new planned structures out of harm's way.
- 3. Revert Policy 2.4.2 to the language in the Maui Planning Commission's draft of the WMCP.**



November 17, 2021

Page 4

The Exaction is legally flawed and is not a proper use of the County's planning authority. The language of Policy 2.4.2 should be reverted to the language in the Maui Planning Commission's draft of the WMCP, which provides:

Additional Transient Accommodation units in the West Maui Community Plan area shall comply with the County's affordable housing requirements, and developers of Transient Accommodation units shall prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan. I recognize the importance of The West Maui Community Plan and applaud the efforts to plan for our future.

Very truly yours,

A handwritten signature in black ink, appearing to read "Fred Findlen", written over a horizontal line.

Fred Findlen

## County Clerk

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**From:** Gordon Firestein <gfirestein@seapact.com>  
**Sent:** Wednesday, November 17, 2021 11:59 AM  
**To:** County Clerk  
**Subject:** West Maui Community Plan

RECEIVED

2021 NOV 17 PM 12:04

OFFICE OF THE  
COUNTY CLERK

[You don't often get email from gfirestein@seapact.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Aloha, Councilmembers,

I am delighted that the West Maui Community Plan is before you now for final approval.

This represents the culmination of countless hours of community meetings and official hearings. I participated in some of them, but the CPAC members attended all of them! What a fantastic contribution to the community. I am confident the plan represents the desires of the vast majority of West Maui residents, especially when it comes to the challenging issues of where to locate affordable housing and which areas should be protected from future development.

You can be sure that adopting the plan as presented is the right thing to do.

Sincerely,

Gordon Firestein  
Launiupoko

## County Clerk

RECEIVED

**From:** Cesar JW Cameron Center <cesar@jwcameroncenter.org>  
**Sent:** Wednesday, November 17, 2021 9:36 AM  
**To:** County Clerk  
**Subject:** West Maui Community Plan Testimony Supporting Housing

2021 NOV 17 AM 10:01

OFFICE OF THE  
COUNTY CLERK

You don't often get email from cesar@jwcameroncenter.org. [Learn why this is important](#)

Dear County Clerk,

I am writing in support for the inclusion of single family housing, that is affordable housing, in the West Maui planning area of Olowalu and Launiupoko. Areas that are included in the Maui Island Plan designated for housing.

Getting rid of these areas from housing allocation is a mistake and diminish the opportunity for single family homes that are affordable and it shows unfairness to West Maui planning area and against a solution to provide an opportunity for affordable housing.

The predicament in affordable housing for the community of Maui is, in part, the result of making policy decisions against those in need.

Cesar E. Gaxiola  
Executive Director  
J. Walter Cameron Center  
95 Mahalani Street  
Wailuku, HI 96793

(808) 244-5546 Office  
(808) 298-8428 Mobile



Donald R. Gerbig  
6 Tulip Place  
Lahaina, HI 96761-8322

RECEIVED

2021 NOV 15 PM 3:25

OFFICE OF THE  
COUNTY CLERK

November 14, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**TESTIMONY - Legal Issues with the West Maui Community Plan (CR 21-109)**  
**THURSDAY – NOVEMBER 18, 2021 – 6:00 PM**

Dear Chair Lee and Councilmembers:

After reading Peter Martins testimony, I found that he has brought up some excellent points that should be evaluated before adoption. I have selected several points that Peter also considered important and should be evaluated prior to adoption of these new rules

First, the WMCP is **inconsistent** with other documents that comprise the general plan. For example, the elimination of Project Districts renders the WMCP inconsistent with the Maui Island Plan.

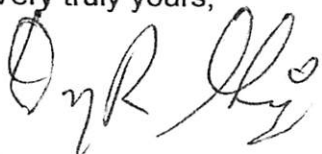
As another example, the WMCP designates the entire area South of Puamana largely Open Space and Agriculture, while the Maui Island Plan expressly provides for Urban and Rural growth in this area. Any **inconsistency** with the current plan should be corrected or identified as a change.

The WMCP designates the entire area South of Puamana largely, if not entirely, Open Space and Agriculture, while the Maui Island Plan expressly provides for Urban and Rural growth in this area. Another **inconsistency** that should be evaluated before accepting the WMCP

These inconsistencies are contrary to current law and will make compliance with the general plan, which is comprised of the Countywide Policy Plan, Maui Island Plan and applicable community plan, impracticable or impossible.

The WMCP should evaluate these inconsistencies and amend them so as to provide consistency with the general plan.

Very truly yours,



Donald R. Gerbig  
Concerned Resident – West Maui

Donald R. Gerbig  
6 Tulip Place  
Lahaina, HI 96761-8322

RECEIVED

2021 NOV 17 AM 11:05

OFFICE OF THE  
COUNTY CLERK

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**TESTIMONY NO 2 - Legal Issues with the West Maui Community Plan (CR 21-109)**  
**THURSDAY – NOVEMBER 18, 2021 – 6:00 PM**  
**Couny.clerk@mauicounty.us**

Dear Chair Lee and Councilmembers:

I want to express my desire that the current WMCP includes housing in the Olowalu and Launiupoko areas. It is imperative that these areas be designated future housing. These areas are ideal low income housing areas. Please seriously consider it.

The WMCP should evaluate these areas for future housing on West Maui.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Don R. Gerbig', with a stylized flourish at the end.

Donald R. Gerbig  
Concerned Resident – West Maui

November 17, 2021

RECEIVED  
2021 NOV 17 AM 9:09

OFFICE OF THE  
COUNTY CLERK



Gerard C. Gibson  
President  
Hawaii Hotel Alliance

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan (CR 21-109)**

Dear Chair Lee and Councilmembers:

My name is Jerry Gibson, and I am the President of the Hawai'i Hotel Alliance ("HHA"). I write on behalf of the HHA to express our concerns regarding new policies in the West Maui Community Plan ("WMCP") that we believe will be detrimental to the community and our industry.

There are three policies in the WMCP that are particularly concerning. The first two—Policies 2.1.2 and 2.1.3—seek to adopt the Hawaii Sea Level Rise Exposure Area Viewer ("SLR-XA") and implement specific shoreline management measures through the community plan. On a broader level, these policies (and the WMCP) seek to implement the concept of managed retreat in response to sea level rise and climate change. However, while the WMCP outlines a plan for retreat—the "managed" portion of managed retreat is not clear and requires significant additional research and outreach before becoming County-wide policy. The third policy, Policy 2.4.2, seeks to add a 1-to-1 affordable housing requirement to the development of transient accommodation units. These policies face numerous legal issues, as well as many practical issues. I strongly urge the Council to consider the legal impediments facing the WMCP and the appropriateness of attempting to adopt a widespread policy of managed retreat through community plans.

Under the Maui County Charter, the Maui Planning Commission, not the Council, is given the authority to regulate the area embraced by SLR-XA. In practical terms, managed retreat can mean any combination of the methods of planned obsolescence, eminent domain, demolition, voluntary buyouts and relocation, and/or transferring development rights. Each of these methods presents its own practical and legal issues. Does managed retreat mean that affected owners have to tear down their property? Can they repair/rebuild if their property is damaged? Where do they retreat to? What if there is no good option for "retreating"? What happens and who is liable when properties succumb to sea level rise and/or coastal erosion if owners aren't allowed to protect their property?

What consideration has been given to managed retreat's impact on: (1) businesses in the SLR-XA; (2) the tax base for West Maui; (3) the ability to insure property in the SLR-XA; (4) the ability to obtain financing (e.g., a mortgage) on property in the SLR-XA? Implementing other strategies, such as adaption and protection, in addition to managed retreat, can address these indirect effects by balancing the

HAWAII HOTEL  
ALLIANCE



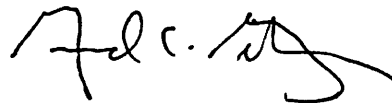
economic and practical impacts of addressing sea level rise and climate change, while also ensuring resiliency for the future. What consideration has been given to options of adaptation and protection?

Policy 2.4.2's 1-to-1 affordable housing requirement also has legal and practical issues. From a legal perspective, this requirement would appear to directly conflict with state law and may also violate federal law. As important as affordable housing is, Policy 2.4.2 is not an effective means of realizing that goal.

Given these concerns, I respectfully request the Council revise its draft of the West Maui Community Plan to (1) Remove Policy 2.1.2 requiring new development be landward of the SLR-XA for coastal erosion; (2) Revert Policy 2.1.3 to the language in the Maui Planning Commission's draft of the WMCP and remove subsections (c) and (d); and (3) revert Policy 2.4.2 to the language in the Maui Planning Commission's draft of the WMCP.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gerard C. Gibson", with a stylized flourish at the end.

Gerard C. Gibson  
President  
Hawai'i Hotel Alliance

## County Clerk

---

**From:** Kelli Rios <mommakell11.11@gmail.com>  
**Sent:** Tuesday, November 16, 2021 8:44 PM  
**To:** County Clerk  
**Subject:** Public hearing Nov 18,2021 WMCP CR 21- 109

You don't often get email from mommakell11.11@gmail.com. Learn why this is important  
<<http://aka.ms/LearnAboutSenderIdentification>>

County Clerk, I am for housing in olowalu, anywhere on the west side. I am a mother of 3 grown adults and they have family's.. I want my Ohana to live on Maui. Own there house to raise there Ohana.. Please we need housing. Please we NEED housing from Olowalu, west side...

Aloha,  
Kelli Gomes

RECEIVED  
2021 NOV 17 AM 7:42  
OFFICE OF THE  
COUNTY CLERK

**Nov. 18, 2021**  
**45 Kai Ala Dr., Apt. 122**  
**Lahaina, Maui, HI 96761**

RECEIVED  
2021 NOV 18 PM 5: 50  
OFFICE OF THE  
COUNTY CLERK

**To Whom It May Concern,**

**I am writing to support lands in the West Maui Community Plan (WMCP) to be designated as “affordable/workforce housing” in the areas of Olowalu and Launiuopoko.**

**Lahaina is my homeland. I am a product of the Plantation Era. Graduated from Lahainaluna High School, Maunaolu Community College (now extinct), The University of Wisconsin River Falls, and University of Portland. I have taught Sophomore English and served as a Curriculum Specialist for the DOE. After 47 years in education, I retired from the HI DOE (2015).**

**I have seen my homeland evolve from a plantation community, to a tourist destination community. Also flourishing are local businesses and service minded establishments. It goes without saying that affordable housing for West Maui has always been an issue. Workers need housing to remain in West Maui, affordable housing. Covid 19 has only exacerbated our housing problems.**

**I implore you to designate the areas of Olowalu and Launiuopoko as “affordable/workforce housing.” To do otherwise would be to see an influx of locals and workforce employees leave Maui.**

**Malama pono,**

**Lori Gomez-Karinen**



## County Clerk

RECEIVED

**From:** Steve Goodfellow <steveg@goodfellowbros.com>  
**Sent:** Tuesday, November 16, 2021 8:20 PM  
**To:** County Clerk  
**Subject:** Public Hearing 11/18/21 WMCP CR-21-109

2021 NOV 17 AM 7:43

OFFICE OF THE  
COUNTY CLERK

You don't often get email from steveg@goodfellowbros.com. [Learn why this is important](#)

Dear Council Members,

I am writing in regards to the West Maui Community Plan.

Housing for the working men and women of Maui is our most critical need. They are the backbone of our community and are in desperate need of affordable housing.

Our community spent several years and thousands of hours to put together our Maui Island Plan. This plan is comprehensive, thoughtful and gives us the direction and guidelines we need to build our community.

I believe that the housing units shown on the island plan for Launiupoko and Olowalu are critical to meet the needs of our community.

The draft West Maui Community Plan does not include this much needed housing and should not be approved in its current form.

With aloha,  
Steve Goodfellow

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## County Clerk

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RECEIVED

**From:** Tamar Goodfellow <tamargoodfellow@me.com>  
**Sent:** Tuesday, November 16, 2021 7:29 PM  
**To:** County Clerk  
**Subject:** Public Hearing November 18, 2021 WMCP CR 21-109

2021 NOV 17 AM 7:43

OFFICE OF THE  
COUNTY CLERK

[You don't often get email from tamargoodfellow@me.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear Council Members,

The single most critical issue for the health and well being of our island is housing for our work force.

We desperately need to attract more nurses and doctors, but they cannot afford to buy homes, so won't come. The fall out will be a devastating lack of care providers.

Similarly, our teachers, fire fighters, police officers, construction workers and hospitality professionals are the heartbeat of our community, and they cannot afford to buy homes.

I strongly urge you to support work force housing in Olowalu and Launiupoko.

Do not adopt the West Maui Community Plan in its current form!

Tamar Goodfellow

Sent from my iPhone

## County Clerk

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**From:** Joshua Guth <jguth@westmauland.com>  
**Sent:** Thursday, November 18, 2021 10:56 AM  
**To:** County Clerk  
**Subject:** West Maui Community Plan Testimony Supporting Affordable and Workforce Housing

You don't often get email from jguth@westmauland.com. [Learn why this is important](#)

Aloha my name is Joshua Guth,

I was born, raised and currently work here in Lahaina. I attended and graduated from the Kamehameha School Kapalama, then went to the University of the Pacific where I graduated with a degree in business with a concentration in Financing. After college I returned home to Maui and worked with West Maui Land for 8 years. In 2016 I was fortunate to be hired into the Maui Fire Department. I am currently assigned to Lahaina's Ladder Company on the 3rd watch. On my days off I still work in a part time capacity for West Maui Land doing land maintenance.

I am writing today in support of affordable and workforce housing in ALL areas of West Maui. I have concerns that the specific areas of Olowalu and Launiupoko are not being given more consideration specifically when the developer is proposing these very designations. To date on the Ladder Company 3rd watch we have cycled through 5 drivers in just under the last 4 years, why? None of our drivers live on the west side. To paint a larger demographic picture, of the 33 fire personnel assigned to Lahaina, only 11 of us actually live on the West side of Maui, 6 of these 11 live in some sort of affordable or workforce housing. I think you would be pleasantly surprised with how many fire fighters have bought and moved into West Maui Land affordable and workforce housing across the island.

I think this discuss should actually be based around 2 questions: 1- Do you support affordable and workforce housing in these areas of Launiupoko and Olowalu? 2- Do you support these "gentlemen" estates in Launiupoko and Olowalu? If you do NOT support affordable housing in these areas, you are perpetuating these gentlemen estates and solidifying these neighborhoods for luxury not the locals. How many of you know a local family that can afford to buy and build on 15-20 acres? It's clear that there are many that are opposed to lower income housing especially when it's in their backyard, sighting safety concerns or the diminishment of their personal property values. More and more high end homes on the West Maui and being bought up by out of state buyers, investment groups and corporations, these homes sit vacant for a large portion of the year and are enjoyed occasionally by the privileged. What is the council trying to accomplish and who or what are you trying to protect? Are you protecting outside investor interests? High end property values? Are you ok with not providing the local community with affordable housing options? Have any of you talked to the West Maui Community at large and asked if anyone would be interested in an affordable option in Launiupoko or Olowalu? I strongly support affordable housing options in these areas, I DO NOT own or have not ever owned an affordable/ workforce home through WML or any other entity, I do not and will not benefit financially from these projects but I believe that our local community deserves these opportunities. Please vote on the development and not the developer.

Mahalo for your consideration,  
Joshua Guth

*Mahalo,*

RECEIVED  
2021 NOV 18 AM 11:04  
OFFICE OF THE  
COUNTY CLERK



Joshua Guth  
808-870-7634

*\*\*\*My email has changed. Please update your address book to  
jguth@westmauiland.com\*\*\**



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# HAWAII REGIONAL COUNCIL OF CARPENTERS

2021 NOV 17 PM 1:03  
OFFICE OF THE  
COUNTY CLERK

November 18, 2021

Council of the County of Maui  
Councilmember Alice Lee, Chair

## Statement of the Hawaii Regional Council of Carpenters – Comments for A BILL FOR AN ORDINANCE AMENDING SECTION 2.80B.070, MAUI COUNTY CODE, TO ADOPT THE UPDATED WEST MAUI COMMUNITY PLAN."

Chair Lee, and members of the County Council,

The Hawaii Regional Council of Carpenters would like to offer their support comments regarding the West Maui Community Plan, and these are references to sections in the Plan that we feel should be changed.

### Section 2. Policy Framework

Goal 2.2 – A complete, balanced and connected transportation network

Policy 2.2.8 | Require new development, redevelopment, and Chapter 201H, Hawai'i Revised Statutes, and Chapters 2.96 and 2.97, Maui County Code, housing projects to include facilities and programs that support connectivity, biking, walking, and public transit.  
(page 39)

Goal 2.3 – Responsible stewardship of resources, culture, and character

Design Polices for Lahaina Town

3. New Construction

c. New buildings must be limited to 30 feet in height. (page 47)

Goal 2.4 – Economic opportunity through innovation and collaboration

Policy 2.4.2 | No additional visitor units, except Bed and Breakfast Homes, will be permitted in

### STATE HEADQUARTERS & BUSINESS OFFICES

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KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376  
MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961  
KAUAI OFFICE: Kuhio Medical Ctr Bldg, 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911

West Maui unless an equal number of workforce housing units are concurrently developed in the same subarea. Developers of transient accommodation units must comply with the County's affordable housing requirements and prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan Area. (page 52)

#### Goal 2.5 – Safe, healthy, livable communities for all

Policy 2.5.11 | Require affordable housing projects, including projects using the Chapter 201H, Hawai'i Revised Statutes, or Chapter 2.96 or Chapter 2.97, Maui County Code process, to be near jobs, schools, transit, and services, when possible. If not possible, projects should at least be near transit. Projects should include sidewalks, parks, bus stops and other infrastructure and pedestrian-oriented design elements that create walkable and livable communities for all. (page 58)

Policy 2.5.13 | Prioritize projects that provide housing for resident households earning 100 percent Area Median Income (AMI) and below, and support projects that provide housing for resident households earning between 100 and 140 percent AMI, according to the needs identified by the Department of Housing and Human Concerns, and that are consistent with other Community Plan policies. (page 58)

Policy 2.5.14 | Prioritize infrastructure for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies. (page 58)

### **Section 3. Growth Framework**

#### **Maps**

The land use maps (figures showing community plan designations) are of very poor quality, and very difficult to read. (Starting at page 85)

#### **For your information and review**

There are two (2) concrete batching plants in West Maui being leased by HC&D and Hawaiian Cement from the landowner (Kaanapali Land Management Corp.). Although the existing permits for these operations are until April 20, 2034 (for Hawaiian Cement) and August 4, 2032 (for HC&D), the landowner had requested that these sites be designated as "Industrial". The proposed West Maui Community Plan designates these sites as "Agriculture". The CPAC designated these sites as "Park and Open Space" and Maui Planning Commission left the CPAC's designation, due to insufficient time for a thorough discussion.

Designating these areas for other than "Industrial" use could jeopardize the approval of future special use permits for the continued use of the concrete batching plants beyond the expiration dates.

The concrete batching plants have been in operation for decades, for about 50 years.



The HC&D plant has the following land use designations:

State Land Use District – Agricultural  
Current WMCP – Agriculture (+/-80%) and Open Space (+/-20%)  
Maui Island Plan – Urban Growth Boundary-  
County Zoning – R-3 Residential (primarily) and Agriculture (small portion)

Surrounding uses:

North – Agricultural lands and Honokowai Stream  
East – Agricultural lands  
South – Lahaina Wastewater Treatment Facility; Agricultural lands  
West – Lahaina Wastewater Treatment Facility; County Department  
of Public Works Highways Division Baseyard; Honoapiilani Hwy.

The Hawaiian Cement plant has the following land use designations:

State Land Use District – Agricultural  
Current WMCP – Project District 3  
Maui Island Plan – Urban Growth Boundary  
County Zoning – R-3 Residential

Surrounding uses:

North – Agricultural lands  
East – Agricultural lands  
South - Agricultural lands  
West – Light and Heavy Industrial uses

**Reasons in Support of Industrial Designation:**

When mixing concrete, there are requirements that the product needs to meet in order to be used for construction. Ready-mix concrete is a perishable product by nature (90 minute set time) and requires the proximate location of the batching equipment to the intended pour sites.

The concrete batch plants are in a convenient location and allows for acceptable delivery time requirements to meet industry standards and customer specifications.

Having Batch plants in West Maui assures timely delivery of concrete for residential, commercial and government construction projects in West Maui.

The concrete batch plants operate responsibly in compliance with applicable State and County requirements.

Mahalo for your consideration.

---

**From:** Jim Haynes <jimhaynes@mauienergy.com>  
**Sent:** Wednesday, November 17, 2021 3:17 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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COUNTY CLERK

You don't often get email from jimhaynes@mauienergy.com. [Learn why this is important](#)

Maui council members,

I'm writing in support of zoning changes to allow affordable house in the Olowalu and Launiupoko districts. Home prices on Maui are the direct results of lack of supply and high demand. We need more supply. Please approve zoning to facilitate affordable housing in Olowalu and Launiupoko.

James Haynes

Sent from Mail for Windows

Attention: Maui Councilmembers  
Subject: Written Testimony

Re: West Maui Community Plan

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COUNTY CLERK

Aloha Councilmembers,

My name is Mel Hipolito Jr and I am representing myself on this testimony...

I am writing in support of affordable and attainable single family housing for our workforce and general community members. I respectfully request that you reconsider the areas of Launiupoko and Olowalu as future lands to accommodate these desperately needed affordable single family housing projects.

Yearly, we are losing local families, talented individual (s) and potential leaders to other US states due to not being able to economically afford to purchase a property/home on Maui. When opportunities present itself it should be thoroughly reviewed and processed base on situational needs...

Please consider opportunistic lands on Maui as a future potential for affordable and attainable housing projects for Maui and its community.

Respectfully submitted,

Mel Hipolito Jr.



## County Clerk

**From:** Aine Kaahui <akaahui@gmail.com>  
**Sent:** Thursday, November 18, 2021 5:13 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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COUNTY CLERK

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Dear County Council Chairperson and Councilmembers,

My brother, John, and I wish to again thank each Councilmember for the kind and informative responses to our previous letter(s).

Since submitting to you our letters earlier this year--which expressed our interest in seeing a community once more established in Olowalu--we have continued researching the topics which were brought to our attention through your responses. It appeared to us that the objections of the council fell into two main categories: one was environmental--in which you addressed concerns including sanitation and waste removal and the impact of construction on the reefs of Olowalu; and the second was a concern regarding the direction of stability given by CPAC, despite the GPAC designation for urban and rural zones.

We have written letters and emails to follow up and research these areas of your concern. We have found that the developer of the Olowalu lands, West Maui Land, is aware of the sensitive and fragile nature of the environment--particularly with Olowalu's unique reefs and marine life--and has sent us information regarding environmentally friendly septic system options and responsible building practices which they would implement in Olowalu.

We also received information detailing that 7 of the 13 members of the CPAC support residential areas--urban and rural zones--for Olowalu lands. This reinforces the designations which were established by the GPAC.

We ask you, as our representatives who are guiding the foreseeable future of these lands, to consider the unanimous direction set forth by GPAC and CPAC members and that the environmental stewardship can be continued even while permitting a community to again be formed in Olowalu.

While my brother and I are currently busy in school and sports activities, we hope to continue to be involved with the future of Maui, and most especially with Olowalu. Thank you for all of your assistance and guidance.

Sincerely,

Kai and John Kaahui  
Seabury Hall Academy, Students

## County Clerk

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**From:** Soncy Kaahui <skaahui97@gmail.com>  
**Sent:** Thursday, November 18, 2021 6:37 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

You don't often get email from skaahui97@gmail.com. [Learn why this is important](#)

Good evening,

My name is Soncy Kaahui and I am writing in support of the proposed housing project in the Olowalu and greater West Maui areas. As a 24 year old who was raised in Olowalu, it pains me to think that I may never again have the opportunity to live near my childhood home because of the current trends in housing costs. While growing up here, I was inspired to study marine biology and conservation to help protect such amazing natural areas like the Olowalu beaches and coral reefs. However, I have come to realize that regardless of the importance and relevance of this type of work in Olowalu, I would never make enough money to ever dream about living in Olowalu again. Despite this sad realization, it's worse to think that other children and families of similar socioeconomic backgrounds as me will never get the chance to experience the beauty and serenity of living in Olowalu as I was so lucky to experience. I truly hope that this affordable housing project will be passed so that the amazing experience I was lucky enough to have growing up in Olowalu may be shared by those of all socioeconomic backgrounds.

Mahalo,  
Soncy Kaahui

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## County Clerk

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**From:** bkakihara@gmail.com  
**Sent:** Wednesday, November 17, 2021 9:03 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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I urge County government to work with the land owner/developers of property in Olowalu and Launiupoko to develop a community with work force housing in that area. Creating a new community in the Olowalu and Launiupoko will help provide housing in the every tight West Maui real estate market. I am sure many West Maui employees spent up to 2 hours a day commuting from other parts of Maui to work on the Westside. Living in Olowalu and Launiupoko will reduce commute times and greatly improve the lives of these employees families. County government can strengthen families by supporting a new community in this area. Too often the silent majority is left waiting housing while a vocal minority criticizes and holds up projects. Government responses to this vocal minority and projects don't happen. No project will be perfect but think about the silent majority that are waiting for the housing.

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2021 NOV 18 AM 8:34

Hilton Grand Vacations  
5323 Millenia Lakes Boulevard, Suite 120  
Orlando, FL 32839

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November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan (CR 21-109)**

Dear Chair Lee and Councilmembers:

Thank you for the opportunity to provide testimony concerning the above-referenced West Maui Community Plan ("WMCP"). My name is Derek Kanoa, and I am the Hawaii Senior Vice President, Sales for Hilton Grand Vacations ("HGV"). As members of the Council may know, HGV recently acquired the Kā'anapali Beach Club property in North Kā'anapali, as part of its acquisition of Diamond Resorts. We write to express our concern regarding new policies in the WMCP that we believe will be detrimental to the community and our industry.

The first of our concerns has to do with the WMCP seeking to adopt the Hawaii Sea Level Rise Exposure Area Viewer ("SLR-XA") and implement shoreline management measures, specifically through Policies 2.1.2 and 2.1.3. These policies and the WMCP seek to implement the concept of retreat in response to sea level rise and climate change. Although the WMCP lays out a plan for retreat, more work needs to be done to flesh out the "managed" portion of a managed retreat. Significant additional research and community outreach are needed before retreat can become County-wide policy. Moreover, the Council does not have the authority to regulate the area within the SLR-XA; that authority is given to the Planning Commission under the Maui County Charter.

To date, retreat has not been adopted as policy for the County, nor has it been adopted as policy for the State. Further, retreat is not the only tool to respond to sea level rise and climate change. All tools in our toolbox (*i.e.*, adaptation, protection, and retreat) need to be utilized in addressing sea level rise and climate change. Many practical issues also need to be addressed before a policy of retreat can be implemented. I've seen maps of the SLR-XA, like the one attached to this testimony. What does retreat mean for businesses and structures that are in the SLR-XA? What happens to our employees? Do we have to demolish in order to retreat? Can we repair or rebuild if the property is damaged? If we can't protect our property, who is liable for damage and environmental harm if properties succumb to sea level rise and/or coastal erosion?

Our next concern is Policy 2.4.2, which seeks to add a 1-to-1 affordable housing requirement to the development of transient accommodation units. Policy 2.4.2's 1-to-1 affordable housing requirement also has legal and practical issues. From a legal perspective, this requirement

November 17, 2021

Page 2

would appear to directly conflict with State law and the Maui County Code, and may also violate federal law. As important as affordable housing is, Policy 2.4.2 is not an effective means of realizing that goal.

We respectfully ask the Council to remove Policy 2.1.2 from the WMCP and use the Planning Commission's version of Policy 2.1.3 so that the County (and the State) can address important practical issues regarding retreat before such a policy is officially adopted. We further respectfully request the Council revert Policy 2.4.2 to the language in the Planning Commission's draft of the WMCP.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. Kanoa', with a stylized flourish at the end.

Derek Kanoa



**From:** Shalia Keahi <ShaliaKeahi@KingsCentral.net>  
**Sent:** Wednesday, November 17, 2021 1:17 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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I am in support of being able to PURCHASE affordable HOMES in West Maui



**Blessings, *Shalia Keahi***  
**King's Cathedral and Chapels**  
**Finance Department**



**From:** Doris Lang <doelang@yahoo.com>  
**Sent:** Wednesday, November 17, 2021 3:38 PM  
**To:** County Clerk  
**Subject:** WEST MAUI COMMUNITY PLAN

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Aloha Council Members,

I am relieved that the Maui Community Plan before you has finally reached to final approval.

Too many people have worked hours upon hours behind the scenes, educating the community with townhouse meetings and in official hearings. I know because I have been to many public gatherings.

I truly believe this plan does represent the vast majority of West Maui residents. Especially when it comes to the most suited locations for affordable housing and future protection for development.

And I believe adopting the West Maui Community Plan before you is the right thing to do.

Mahalo,

Doris Lang  
Launiupoko

**County Clerk**

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**From:** Clifford Libed <betterwaymaui@gmail.com>  
**Sent:** Thursday, November 18, 2021 6:52 PM  
**To:** County Clerk  
**Subject:** Pubic Hearing Nov. 18, 2021 WMCPCR 21-109

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Dear Maui County Council

This letter is in support of the aforementioned project WMCPRR21-109 designating land for affordable housing. We had earlier testified that land could be designated as employee housing for west Maui employees.

Why is this being not acted upon after the presentation was accepted and approved by the Maui Land Commission.

Please consider the need for housing for Maui Residents working on the Westside of Maui.'

Sincerely

Clifford R. Libed



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October 8, 2021

Michele Lincoln  
Protect and Preserve Kahoma Ahupua'a Association  
452 Aki St  
Lahaina HI 96761

Councilmember Tamara Paltin  
Maui County Council  
200 S High Street  
Wailuku HI 96793

Re: Draft West Maui Community Plan

Dear Councilmember Paltin,

On behalf of the Protect and Preserve Kahoma Ahupua'a Association, I write you today requesting that the Draft West Maui Community Plan be revised to insert the below underscored language after the existing language in the Subarea 3 as an Area Specific Policies policy on page 69:

Policy 3.2.x

For the area between Front Street and Honoapiilani Highway from Kahoma Stream to Kenue Street, the following policies and objectives shall continue to apply from the 1996 West Maui Community Plan:

- Concentrate multifamily dwelling units around the central commercial district [p17]
- A new community-oriented park along the south bank of Kahoma Street and between Front Street and Honoapiilani Highway. [p18]
- The new park along the south edge of Kahoma Stream should be recognized as major entry features to Lahaina town with appropriate landscape planting treatment. [p33]
- The south-side of the Kahoma Stream channel should incorporate a 20-foot-wide landscape linear park or greenway, including pedestrian and bikeways, to provide visual and open space continuity between Front Street and the Honoapiilani Highway. [p33]
- Establish major recreation ways for pedestrians and bicycles along the southern side of Kahoma Stream. [p37]
- It shall be a project district intended to provide a mixture of commercial/business and multi-family and senior citizen residential uses. There shall also be 6 acres of park land within the project district, including a linear park or greenway adjacent to the south bank of Kahoma Stream, from Honoapiilani Highway to Front Street, at least 60 feet wide and approximately 1.5 acres in size. The extension of Wainee Street from its present terminus at Kenue Street to Front Street, as well as the realignment of Kenue Street shall also be considered. Said roadway improvements should be developed and funded in conjunction with appropriate government agencies. The remaining acres in the project district shall be evenly divided between the commercial/business uses, and the multi-family and senior citizen residential uses, to the greatest extent practicable. [p50]

The Kahoma Villages project was approved by the Maui Planning Commission and developed in violation of our constitutional rights. This was recognized by both the Intermediate Court of Appeals and the Hawai'i Supreme Court. We are presently awaiting the Maui Planning Commission to schedule the procedural steps to conduct a contested case hearing over the matter.

The proposed Draft West Maui Community Plan proposes to substantially altered the current community plan designation for the area with virtually no public discussion or attention. I have included the page references to the current community plan in brackets above. The developer should be required to go through a separate community plan amendment process with appropriate community input and review including, but not limited to, discussing what the developer should be required to do in lieu of building a park within the area.

If the Maui County Council intends to erase Protect and Preserve Kahoma Ahupua'a Association's vindication of its and the community's constitutional rights before the Hawai'i Supreme Court and allow the administration and the developer to not be held accountable for failing to follow the law, the Council should do so clearly, honestly and expressly and not simply allow it to occur through silence. Otherwise, the Council should keep the current Community Plan language intact and require the administration and developer to go through a community plan amendment where the change can be appropriately scrutinized.

Sincerely yours,

/s/ Michele Lincoln

MICHELE LINCOLN

Protect and Preserve Kahoma Ahupua'a Association

## County Clerk

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**From:** Ali Martin <Ali@westmauland.com>  
**Sent:** Tuesday, November 16, 2021 2:32 PM  
**To:** County Clerk  
**Subject:** WMCP TESTIMONY for Nov 18 Council Meeting

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I am testifying on the proposed bill to adopt the West Maui Community Plan. I do NOT support the current plan because it denies Maui residents the opportunity to own their own home in what could be future workforce housing projects. I was born and raised on Maui and am now raising my two young daughters here, ages 1 and 3 years old. I have lived in my home in Olowalu for 11 years. I am also a Realtor and primarily work with Maui residents to buy a home in Workforce Housing Projects. I have seen how owning a home can change a Maui family's life - and future generations. I especially support more housing in Olowalu. I live here and have a family here and it is an ideal location for families to live. I want other families to have the opportunity to live here - and I know many Maui families who would love to live in Olowalu. Therefore I do NOT support this West Maui Community Plan because it hurts our Maui resident's ability to ever own a home.

Thank you for considering my testimony.

Ali Linder  
(808)280-8981



## County Clerk

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**From:** Peter Longhi <peterlonghi@mac.com>  
**Sent:** Wednesday, November 17, 2021 11:07 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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I am writing in support of affordable/workforce housing in Olowalu, Launiopoko and the West side in general. The housing shortage on the west side is the worst I have ever seen. Asking rent for small a 3 bedroom house is \$5,000.00 a month or more. I don't know many working families can afford that. I just opened a new restaurant in Kaanapali and the labor shortage is critical forcing us to close certain days and shifts. Potential employees will not make the drive from the other side because of the traffic. If there were housing options on the west side employees can live close to work and the traffic from the other side would be lessened.

Please approve more affordable/workforce housing for the west side if is badly needed.

Peter Longhi

## County Clerk

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**From:** Brian McCafferty <brian.teensoncall@gmail.com>  
**Sent:** Thursday, November 18, 2021 6:17 PM  
**To:** County Clerk  
**Subject:** Testimony WMCP CR21-109

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Aloha

I would like to support workforce housing in the Olowalu and Launiupoko Ahupua'a areas.

As I recall from years ago...this type affordable housing was called for with the 2012 Maui Island Plan, in these areas too. Has this changed?

This new WMCP is for the next 20 years, correct? Please allow this workforce housing to be included if it is not already. Too many workers on Westside are currently forced to live in Central or South Maui.

Mahalo and God Bless

Brian McCafferty

281 2154

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## County Clerk

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**From:** Brinton Meadows <brinton@tylercoonsmaui.com>  
**Sent:** Thursday, November 18, 2021 8:27 PM  
**To:** County Clerk  
**Subject:** West Maui Community Plan

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COUNTY CLERK

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I am writing as a Maui resident to voice my support for single-family housing in the areas of Olowalu and Launiupoko. Maui's families need quality, affordable housing, and these areas offer the opportunity for more Maui locals to become homeowners; please don't take that opportunity away from the community. Mahalo

--

**Brinton Meadows**



## County Clerk

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**From:** david medina <david.w.medina@gmail.com>  
**Sent:** Sunday, November 14, 2021 2:43 PM  
**To:** County Clerk  
**Subject:** Public Hearing on WMCP – Thursday, 11/18/21 6:00 p.m

You don't often get email from david.w.medina@gmail.com. [Learn why this is important](#)

My name is David Medina and I am a resident of Maui but not a lot owner at Plantation Estates. I am strongly in favor of designating the Plantation Estates community as Rural Residential in the West Maui Community Plan (WMCP). This would be consistent with the most recent Maui Island Plan which designated Plantation Estates within the Rural Growth Boundary. There is no reason to overrule the Maui Island Plan. PELOA is low-density residential in character and the community is committed to remain low density. From a land-use perspective, PELOA is located within the Kapalua Resort and surrounds the Plantation Golf Course. This significantly distinguishes our the PELOA subdivision from other non-resort agricultural neighborhoods. PELOA was never developed to be a neighborhood that conducted active agriculture. The initial PELOA development was developed in 1990, before the Rural zoning category (Chapter 19.29 MCC) was adopted. The only "agriculture" that was done on the initial 53 lots was "agricultural land conservation (of the gulches)" and "the cultivation of Norfolk Pine Trees". When MLP completed the 50 lots on Honolua Ridge almost 20 years ago, these lots were incorporated into one, 103 lot community – "Plantation Estates". Based on the very definition of Rural residential in the WMCP, the Plantation Estates neighborhood should be properly designated on the WMCP's land use map as Rural Residential, which is described as follows in the WMCP as: "The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions, family farms and estates. This designation serves as a transition between agricultural areas and more urban development. Rural Residential areas are generally developed with large lot subdivisions and family farms. This designation may serve as a buffer area between agricultural areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space, or working agricultural lands. The primary use in this designation is low-density residential, and may include support uses such as parks, schools, and farming.

Sincerely, David Medina  
355 Front Street  
Lahaina, Hi 96761

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## County Clerk

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**From:** Ken Moore <kenmoore@live.com>  
**Sent:** Wednesday, November 17, 2021 6:14 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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As a property owner in Launiupoko, I want to register my opposition to more housing in the Launiupoko and Olowalu areas. There is not enough water nor roads to support increased development. We should retain these lands as areas of stability to protect the environment and quality of life.

Please do not allow more housing in these critical areas.

Ken Moore

## County Clerk

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**From:** Mark Nigh <menigh@gmail.com>  
**Sent:** Wednesday, November 17, 2021 2:16 PM  
**To:** County Clerk  
**Subject:** Testimony for 11/18/21 Meeting re: West Maui Community Plan

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Aloha Councilmembers,

I would like to thank all of the people who participated in creating the new West Maui Plan, especially the volunteer CPAC committee members. The committee put in lot of work and the plan is quite an accomplishment. I admire their passion and commitment to reviewing every aspect and to upholding key values that should serve us well in the future. The plan's focus toward locating new development near infrastructure, employment and services is great. I'm especially fond of the new "Areas of Stability".

Mark Nigh

Lahaina resident



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**From:** Nyla Nolan <nyla888@hotmail.com>  
**Sent:** Wednesday, November 17, 2021 3:41 PM  
**To:** County Clerk  
**Subject:** West Maui Community Plan dated October 2021; Policies Section 2.3.2 Gulches

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Dear Members of the County Council,

Hi my name is Nyla Nolan. I am a resident of Maui. I have the pleasure of calling Maui my home and growing up here.

I am writing this letter regarding the proposed West Maui Community Plan dated October 2021 relating to the policy 2.3.2 Gulches.

I think it is great that the Council is wanting to take action to protect the ocean and streams of West Maui, but the requirement to have a setback of 100 feet from the top of a gulch for any building doesn't really resolve the stewardship issue. It just makes a lot of people have unusable land or greatly diminishes the use of the land and its value. The original proposal dated January 19, 2021 with the now omitted language of, "unless low impact strategies are implemented to prevent storm water run-off" should be reincorporated. This language will ensure there is accountability and stewardship.

A setback of 100 feet with a sloping property towards the gulch will make no difference of the potential of runoff, but "strategies implemented to prevent storm water run-off" will make all the difference which I think is the purpose of this policy.

I believe most West Maui landowners are all for protecting the ocean and streams as it is the right thing to do and benefits everyone including the landowner.

Thank you for your time and consideration in this matter.

Sincerely,

Nyla Nolan

## County Clerk

RECEIVED

**From:** Lucie Legault Ormsby <mauilucie@msn.com>  
**Sent:** Thursday, November 18, 2021 11:15 AM  
**To:** County Clerk  
**Subject:** Housing for community

2021 NOV 18 AM 11: 22

OFFICE OF THE  
COUNTY CLERK

You don't often get email from mauilucie@msn.com. [Learn why this is important](#)

Aloha,

I just wanted to take a moment to express that

YES , we need affordable housing for the work force

On West Side.

I have been on Maui for 36 years and miss opportunity to purchase back in the 1980.

Since than, the Real

Estate market has been

Out if reach for my financial situation as a single mother.

I applause everyone making an effort to assist the community.

Thank you so much

Happy Holidays

Sincerely

Lucie Ormsby

Sent from my Verizon, Samsung Galaxy smartphone

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Testimony of  
Pacific Resource Partnership

RECEIVED

2021 NOV 18 AM 10:26

Council of the County of Maui  
Councilmember Alice L. Lee, Chair  
Councilmember Keani Rawlins-Fernandez, Vice Chair

OFFICE OF THE  
COUNTY CLERK

Updated West Maui Community Plan  
Thursday, November 18, 2021  
6:00 P.M.

Aloha Chair Lee, Vice Chair Rawlins-Fernandez, and Members of the Council.

Pacific Resource Partnership (PRP) is a non-profit market recovery trust fund which represents approximately 7,000 men and women union carpenters and 240 large and small contractors. With our expertise in research, compliance, marketing, and project advocacy, we are committed to building a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs, and enhances the quality of life for all residents of Hawaii.

PRP provides the following comments regarding the bill to adopt the updated West Maui Community Plan:

- **Policy 2.2.8. Require new development, redevelopment, and Chapter 201H, Hawaii Revised Statutes, and Chapters 2.96 and 2.97, Maui County Code, housing projects to include facilities and programs that support connectivity, biking, walking, and public transit. (Page 39)**  
We are concerned that this policy may add costs to the development of affordable housing units, which are passed down to the buyer. The County should be responsible for building infrastructure that would support connectivity, biking, walking, and public transit in order for developers to keep the cost of housing at affordable levels.
- **Policy 2.4.2 No additional visitor units, except Bed and Breakfast Homes, will be permitted in West Maui unless an equal number of workforce housing units are concurrently developed in the same subarea. Developers of transient accommodation units must comply with the County's affordable housing requirements and prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan Area. (Page 52)** This policy will prevent the development of additional visitor units, and will not equate to the construction of additional workforce housing units. We supported and continue to support language approved by the Maui Planning Commission regarding affordable housing requirements for additional transient accommodation units, which states: "Additional Transient Accommodation units in the West Maui Community Plan area shall comply with the County's affordable housing requirements, and developers of Transient Accommodation units shall prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan."
- **Action Item No. 5.12, Identify and propose amendments to remove existing barriers in laws, rules, and processes that prohibit the construction of safe, sanitary, and affordable on-farm employee housing for**





**(Continued From Page 1)**

**farmworkers, with special consideration given to non-permanent, modular housing solutions. (Page 150)**

PRP supports the construction of more affordable housing and believes that government can make it more feasible for all homebuilders to accomplish this by removing existing barriers in laws, rules and processes that frustrate the County of Maui's efforts to build more housing for its workforce. However, we do not support policies that give special preference to modular housing over other types of homes. As a matter of principle, it is inequitable for the County of Maui to create a special pathway for modular housing, allowing modular housing to bypass regulatory requirements, while other types of homebuilders must comply with these requirements when they construct any building or structure. Laws, rules, and processes should not be changed to provide special policies for companies seeking to gain an advantage over their competitors. All homebuilders should be treated equally under the law.

- PRP requests that the sites of the two concrete batching plants in West Maui being leased by HC&D and Hawaiian Cement from Kaanapali Land Management Corp. be designated as "Industrial". These two concrete batching plants have been in operation for decades, for about 50 years. Having these batching plants at the current locations assures timely delivery of concrete for residential, commercial and government construction projects in West Maui. Designating these areas for other than "industrial" use could jeopardize the approval of future special use permits for the continued use of the concrete batching plants beyond the expiration dates.

Thank you for this opportunity to submit written comments.

**County Clerk**

RECEIVED

**From:** piotrowsk001@hawaii.rr.com  
**Sent:** Tuesday, November 16, 2021 6:38 PM  
**To:** County Clerk  
**Subject:** "Public Hearing Nov. 18, 2021 WMCP CR 21-109"

2021 NOV 17 AM 7: 43

OFFICE OF THE  
COUNTY CLERK

You don't often get email from piotrowsk001@hawaii.rr.com. [Learn why this is important](#)

I write in support of the need for affordable (workforce) housing in the areas of Olowalu and Launiupoko. The proposed plan designates those areas as "areas of stability," which appears to be euphemism for no housing in those areas. Maui families need more single family homes. The Olowalu and Launiupoko area is ideal for future development of such homes. To close out the possibility of future home development in those areas is short sighted. The need for low cost housing is clear. It has taken over six years to draft the current WMCP. It will take many years to change the plan. If the WMCP is adopted in its current form, there will be no housing for many years on the lands of Olowalu and Launiupoko.

Karl P Piotrowski  
Colonel, US Army Corps of Engineers (Retired)

**Pitzer Built**  
Construction, LLC

2021 NOV 17 PM 3:45

Lic.#22463

OFFICE OF THE  
COUNTY CLERK

November 16, 2021

Fr: Douglas G. Pitzer  
142 Kupuohi St. F-4  
Lahaina, HI 96761

Re: Gulches

To: The Members of the County Council

Hello, my name is Doug Pitzer, owner of Pitzer Built Construction, LLC. I have had several businesses on Maui with my current company established in 1999. I am the Owner/RME for the corporation.


I am contacting you on behalf of the proposed changes to the West Maui Community plan dated 10/2021 related to new policies and referred to in section 2,3,2 Gulches

Pitzer Built Construction has several projects that are affected by this proposed amended law. There would be several law suits with the County of Maui if this goes through for pre-existing lots in approved sub-divisions. There has to be a condition set forth that it is only for new sub-divided lots. I don't know how this would be interpreted by the County of Maui.

West Maui reefs and oceans are so important to our Ohana, keiki and community. Better Management Practices need to be enforced on all projects. Other ways of green management need to be brought to the table and implemented. Save our reefs, but when we get 10" of rain in two (2) hours, the island sheds off all debris from valleys, highlands and gulches, we are all in God's hands at that point.

I implore the Members of the County Council to once again include the policy which was omitted, to allow for low impact development strategies to be implemented to prevent storm water run-off for existing property owners who in good faith purchased property in West Maui.

Sincerely

  
Douglas G. Pitzer



County Clerk

RECEIVED

2021 NOV 18 PM 2:27

**From:** Lori Powers <lori@loripowers.com>  
**Sent:** Thursday, November 18, 2021 1:45 PM  
**To:** County Clerk  
**Cc:** Peter Martin  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

OFFICE OF THE  
COUNTY CLERK

You don't often get email from lori@loripowers.com. [Learn why this is important](#)

To whom it may concern:

I am in favor of implementing the Maui Island Plan. It has been my experience as a REALTOR in West Maui, there is a serious lack of housing available for working residents. 20-30 families have to make their best offer for 1 barely affordable house that comes on the market and only 1 will win the bidding war. The offerings are few and far between, meanwhile families are leaving the state and their ohana for better opportunities on the mainland. It's a disgrace that the county council cannot or will not approve improvements to the land that will improve the lifestyle of our working residents, keep more cars off the Pali (commuters) and keep generations of families here on Maui to preserve the way of life that they have grown up knowing and loving.

Please make the right choice for our future generations. This land needs to be loved and cultivated, not ignored.

Mahalo for your consideration!

Aloha,

Lori

Lori Powers, CRS, R(B)#23242  
Island Sotheby's Int'l Realty  
5095 Napilihau St Suite 113a Lahaina, HI 96761  
[Lori@LoriPowers.com](mailto:Lori@LoriPowers.com)  
808.344.4427 direct  
[www.islandsothebysrealty.com](http://www.islandsothebysrealty.com)

## County Clerk

RECEIVED

**From:** Barrett Procell <barrett@tylercoonsmaui.com>  
**Sent:** Thursday, November 18, 2021 5:47 PM  
**To:** County Clerk  
**Subject:** West Maui Community Plan Testimony Supporting Housing

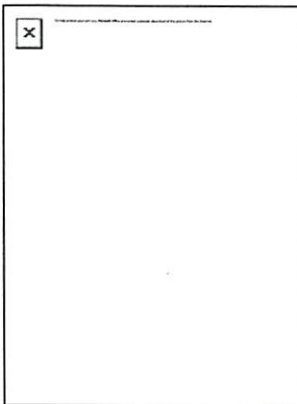
2021 NOV 18 PM 5:49

OFFICE OF THE  
COUNTY CLERK

You don't often get email from barrett@tylercoonsmaui.com. [Learn why this is important](#)

Aloha,

I am writing as a Maui resident to voice my support for single-family housing in the areas of Olowalu and Launiupoko. Maui's families need quality, affordable housing, and these areas offer the opportunity for more Maui locals to become homeowners; please don't take that opportunity away from the community. Mahalo



**BARRETT PROCELL**

**Keller Williams Maui Realtor (S) RS-80527**

**Tyler Coons Maui**

=====

Phone: [\(808\) 359-0149](tel:8083590149)

Email: [Barrett@ExoticEstates.com](mailto:Barrett@ExoticEstates.com)

Website: [www.ExoticEstates.com](http://www.ExoticEstates.com)

RECEIVED

December 7, 2020

2021 NOV 18 AM 8:34

Lawrence Carnicelli, Chair  
Maui Planning Commission  
VIA EMAIL: [planning@mauicounty.gov](mailto:planning@mauicounty.gov)

OFFICE OF THE  
COUNTY CLERK

SUBJECT: WEST MAUI COMMUNITY PLAN

I was a member of the West Maui Community Plan Advisory Committee (CPAC). I would ask that the Maui Planning Commission consider the following during your final review of the Plan.

First, the current version of the West Maui Community Plan (Plan) should be consistent with the Maui Island Plan (MIP). The MIP reflects several Urban and Rural Growth Areas, especially in Subarea 4 (Launiupoko to Ukumehame), while the current Plan leaves out the **community plan designations** that match the MIP growth areas. The current Plan shows only Park/Open Space and Agriculture designations in these growth areas. This would effectively eliminate any chance for working local families to have a home in this area. Most of the parcels in this area are larger than two acres and can no longer be subdivided. Therefore, what you see is what you get, meaning the potential for "gentlemen estates."

Second, the Plan doubles down on eliminating any chance for home ownership by working local families by including *Policy 3.7.2 Gentlemen's estate projects and projects following the State 201H or County 2.97 process shall not be approved within this Area of Stability*. In the Plan's current version, Subarea 4 falls within an Area of Stability. This Policy would then seemingly remove the opportunity for homes in this Subarea that would be affordable in a rural setting. I would remind the MPC that 201H and County 2.97 processes allow for public review and Council approval, thereby vetting the merits of a project.

Please consider adding the community plan designations to match the MIP and remove Policy 3.7.2.

Sincerely,  
Leilani Pulmano  
CPAC Member



December 3, 2020

Dear Chair Carnicelli and Members of the Maui Planning Commission,

Thank you for your efforts in reviewing the West Maui Community Plan draft that the CPAC transmitted. We know the tremendous commitment it takes to provide a comprehensive recommendation for the community.

We realize that we each may differ on the projects and areas which should be supported for development. The common ground we all have is the realization that an extraordinary number of affordable and workforce homes are warranted for the West Maui community.

Along those lines, we believe that landowners should not be prohibited from proposing housing developments south of Puamana or north of Kapalua. The CPAC never talked about not allowing 201H or other affordable housing projects in these areas. The Planning Department inserted that language without a specific discussion on the policy. We do not believe that the policy would have been supported if we discussed it.

We all recommend that the Maui Planning Commission delete the Areas of Stability policy as we need much more affordable housing in West Maui and we cannot be so restrictive on prospective housing development. To say the community absolutely does not support affordable housing in these areas is not true.

There are many tools required to solve our existing affordable housing crisis. The 201H process is just one of those tools and should not be eliminated. Please consider deleting the Areas of Stability policy that prohibits affordable housing opportunities and allow projects to be evaluated on their own merits.

Aloha,

*Don Gerbig*  
Don Gerbig  
FORMER RESIDENT OLOWAUA  
1976'S  
DEC 5, 2020

Dec. 5, 2020

*Hans F. Michel*  
Hans Michel

*John - Teri Dean*  
12/5/20

*Joseph PLUTA*  
JOSEPH PLUTA  
12/5/2020  
RESIDENT SINCE  
1979 CPAC  
MEMBER

*Aina Kohler*

Together, the above signed comprise a majority (seven out of the 13 members) of the West Maui CPAC.

AINA KOHLER 12/5/20

RECEIVED  
*Fairmont*  
2021 NOV 17 PM 3:16

MICHAEL PYE

AREA GENERAL MANAGER, HAWAII AND GENERAL MANAGER, FAIRMONT KEA LANI

OFFICE OF THE  
COUNTY CLERK

Fairmont Kea Lani  
4100 Wailea Alanui  
Wailea, Maui  
Hawaii 96753  
T + 1 808 875 2256  
F + 1 800 875 2247

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan**

Dear Chair Lee and Council members:

My name is Michael Pye, and I am the General Manager at Fairmont Kea Lani in Wailea, Maui. I write on behalf of Fairmont Kea Lani to express our concerns regarding new policies in the West Maui Community Plan ("WMCP") that we believe will be detrimental to our community. The South Maui Community Plan ("SMCP") is currently in the early stages and will be moving into the draft planning and Community Plan Advisory Meetings in 2022. While the policies in the WMCP will not directly impact us in South Maui, we know that if passed, similar policies may make their way into the SMCP.

There are three policies in the WMCP that are particularly concerning. The first two—Policies 2.1.2 and 2.1.3—attempt to implement specific shoreline management measures through the community plan. Policy 2.1.2 incorporates the Sea Level Rise Exposure Area ("SLR-XA") model as shown on the Hawai'i Sea Level Rise Viewer ("Viewer") and provides that new permanent structures must be landward of that line. Policy 2.1.3 requires developers to "make efforts" to waive the ability to seek protection of property or compensation. Together, these Policies attempt to adopt a widespread policy of managed retreat.

It is our position that managed retreat is not the only option for addressing sea level rise and climate change, and it does not need to be implemented as the sole option. Yet, the WMCP does not discuss the other options of adaptation or protection. Integrating adaption and protection policies in addition to managed retreat will balance the economic and practical impacts of addressing sea level rise and climate change, while also ensuring resiliency for the future.

Managed retreat will have a number of indirect effects. More research is needed to understand the impact of managed retreat on: (1) businesses in the SLR-XA; (2) the tax base; (3)

November 17, 2021

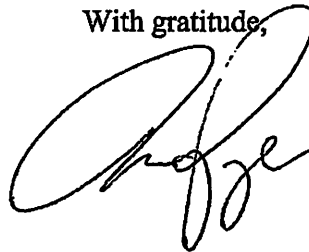
Page 2

Third, Policy 2.4.2 requires one new affordable housing unit for each new transient accommodation unit. There are clear legal issues with this Policy. The Policy is also problematic on a practical level. Visitors have come to expect updated and modern accommodations, which means hotels and resorts must be able to repair, maintain, redevelop and develop new and remodeled accommodations. The high quality of our accommodations is what provides a consistent and reliable source of revenue that allows our Fairmont Kea Lani to be an economic resource for the community. Limiting or restricting the ability to develop accommodations will detrimentally impact our ability to continue to be that resource.

Given these concerns, we respectfully request the Council revise its draft of the West Maui Community Plan to (1) remove Policy 2.1.2 requiring new development be landward of the SLR-XA for coastal erosion; (2) revert Policy 2.1.3 to the language in the Maui Planning Commission's draft of the WMCP and remove subsections (c) and (d); and (3) revert Policy 2.4.2 to the language in the Maui Planning Commission's draft of the WMCP.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

With gratitude,

A handwritten signature in black ink, appearing to be 'R. J. Ze' or similar, written in a cursive style.



## County Clerk

**From:** Pamela Reader <pamelareader@hawaiiilife.com>  
**Sent:** Tuesday, November 16, 2021 7:29 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

RECEIVED

2021 NOV 17 AM 7:43

OFFICE OF THE  
COUNTY CLERK

You don't often get email from pamelareader@hawaiiilife.com. [Learn why this is important](#)

To Whom it May Concern,

I am writing to show my support for affordable housing in Launiupoko and Olowalu.

I have been a Maui resident for 20 years, and a Realtor for the past 9. I have lived in Lahaina since I moved here. Both of my girls are born and raised on Maui. There is no other place I would want to raise my children. But I do not see how they will ever be able to afford living here if there are no affordable housing options. What would be a starter home for them is currently \$1,000,000.

I truly believe we need more options for young, hard-working Maui families. I hear all of the time everyone's frustrations with people on the mainland buying all the properties. I get it! I agree! But this will never change if there are no other options for our local community.

With respect and aloha,  
Pamela Reader



**Pamela Reader**  
Realtor-Broker, Hawai'i Life

(808) 205-3995 | [www.PamReader.com](http://www.PamReader.com)

[PamelaReader@HawaiiLife.com](mailto:PamelaReader@HawaiiLife.com)

500 Bay Drive, Lahaina, HI 96761 | RB-23238



**More About Pam >**

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2021 NOV 18 AM 8:33

OFFICE OF THE  
COUNTY CLERK

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan**

Dear Chair Lee and Councilmembers:

My name is Karl Reul and I am the General Manager at the Kaanapali Golf Courses. I write to express my concerns regarding new policies in the West Maui Community Plan ("WMCP") that I believe will be detrimental to the community. Specifically, there are three policies within the WMCP that will negatively impact our ability to repair or add structures and continue to service our customers.

First, Policy 2.1.2 incorporates the Sea Level Rise Exposure Area ("SLR-XA") model as shown on the Hawai'i Sea Level Rise Viewer ("Viewer"). Policy 2.1.2 provides that "new permanent structures must be located landward of the State-recognized SLR-XA for coastal erosion, except a minimum buildable area must be provided." This Policy is concerning because of the following points:

- Policy 2.1.2 is vague. One, the WMCP does not explain what "SLR-XA for coastal erosion" means. It appears that the SLR-XA and the coastal erosion models are distinct models on the Viewer. As a result, it is not clear which line new structures must be landward of. Two, the policy allows for a "minimum buildable area," but the WMCP does not define that term, explain when it will be available or how it will be administered. From a business perspective, the indefiniteness of the policy will make compliance difficult and expensive.
- Use of the SLR-XA and coastal erosion models to establish a shoreline setback for new permanent structures is inappropriate. The modeling was not developed to apply to Maui's coastlines. For example, the models use the same formula to project erosion regardless of whether the shoreline is all-sand or a rocky cliff. The Policy does not recognize the limitations of the modeling or make any exceptions where the projections are clearly wrong.
- The Policy conflicts with the current Shoreline Rules for Maui. If the WMCP is passed in its current form, there will be two different schemes that apply to development near the shoreline. What is permitted under the Shoreline Rules will not

necessarily be allowed under the WMCP because, in effect, the Policy establishes a shoreline setback that is different than that established by the Shoreline Rules.

- Specific shoreline management policies belong in the Shoreline Rules. It is not the Council's role to develop shoreline management policy. The County has given that responsibility to the Maui Planning Commission. *See* Maui County Charter § 8-8.4. The Planning Department is already considering a change for the Shoreline Rules that will account for sea level rise. The Council should, consistent with the law, allow the Maui Planning Commission to carry out its duty and craft a uniform shoreline management policy that applies equally to all community plan areas.
- Policy 2.1.2 will inevitably take property and the County will have to pay just compensation for its taking.

Second, Policy 2.1.3 illegally requires developers to “make efforts” to waive the ability to seek protection of property or compensation for development or redevelopment. By contrast, under the current version of the Shoreline Rules, a property owner is only required to record a unilateral agreement not to seek shoreline hardening for a new structure within the shoreline setback area. Policy 2.1.3's requirement to agree to waive the right to protect structures, repair existing protective structures, develop new structures and obtain variances illegally imposes a prospective waiver in return for the exercise of present rights.

Third, Policy 2.4.2 requiring one new affordable housing unit for each new transient accommodation unit is unconstitutional. The Policy violates due process and equal protection, and constitutes an unconstitutional condition. Policy 2.4.2 is also problematic on a practical level. These days, high-spending visitors (*i.e.*, the “quality” visitors that “the visitor industry must focus on” under the WMCP) expect updated and modern accommodations. The high quality of our accommodations is what provides a consistent and reliable source of revenue that allows Kaanapali Golf Courses to be an economic resource for the West Maui community. Unduly restricting the ability to develop or redevelop accommodations will inhibit our ability to continue to be that resource and, ultimately, will negatively impact our workforce.

Given these concerns, I respectfully request the Council revise its draft of the West Maui Community Plan as follows:

- 1. Remove Policy 2.1.2 requiring new development be landward of the SLR-XA for coastal erosion.**

There are a variety of issues with Policy 2.1.2 and, for that reason, the Policy should be removed from the WMCP. Removing Policy 2.1.2 will not have a detrimental effect on the community, nor will it leave shoreline property owners without proper guidance in the face of a changing climate. The Planning Department is currently working on proposed new Shoreline Rules for consideration by the Commission. If adopted, those rules will implement a significantly greater shoreline setback for the entire island that will take sea level rise and coastal



November 17, 2021

Page 3

erosion into account. Allowing the Commission to carry out their duties unimpeded by conflicting provisions from the Council will ensure there is a clear and equitable shoreline policy for those in West Maui.

**2. Revert Policy 2.1.3 to the language in the Maui Planning Commission's draft of the WMCP and remove subsections (c) and (d).**

Subsections (c) and (d) of Policy 2.1.3 requiring developers to "make efforts" to waive the ability to protect their properties and seek compensation are illegal. The Council should revert Policy 2.1.3 back to the language of the Maui Planning Commission's draft of the WMCP, which provides:

For redevelopment and new developments within the State-recognized Sea Level Rise Exposure Area, developers shall proactively:

- a. Coordinate with the Maui County Planning Department and adjacent or near-by property owners to understand possible collective relocation of at-risk structures, and
- b. Incorporate results of coordination into development plans by siting any new planned structures out of harm's way.

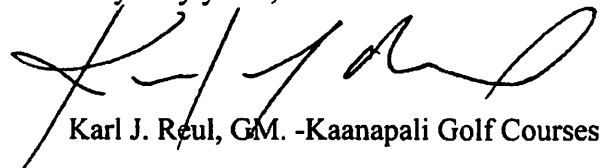
**3. Revert Policy 2.4.2 to the language in the Maui Planning Commission's draft of the WMCP.**

The Exaction is legally flawed and is not a proper use of the County's planning authority. The language of Policy 2.4.2 should be reverted to the language in the Maui Planning Commission's draft of the WMCP, which provides:

Additional Transient Accommodation units in the West Maui Community Plan area shall comply with the County's affordable housing requirements, and developers of Transient Accommodation units shall prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Karl J. Reul', is written over a horizontal line.

Karl J. Reul, GM. -Kaanapali Golf Courses

November 18, 2021

RECEIVED

2021 NOV 18 AM 11: 22

Aloha kākou:

My name is Hinano Rodrigues and I am a resident of Kapāiki, Olowalu. My family have been in both Olowalu and Ukumehame since time immemorial. Both my residence and familial origin is the basis of my standing.

I was also a member of the General Planning Advisory Committee (GPAC) that, in my mind, served as the umbrella structure of the Community Plan Advisory Committee (CPAC). It is with that logical and rational perception that I make my comments below.

Aside from the fact that the Lahaina CPAC was conducted in a somewhat autocratic way, I find it challenging to understand how the CPAC process would result in a product significantly contrary to the results of the GPAC. More specifically, GPAC identified the rural and urban growth areas, and the subsequent CPAC redefined those.

Enough about process and procedural protocol.

Mainly for political reasons, affordable and workforce housing development has been kept extremely low by both past county and council administrations. The result cannot be made any clearer now. The purchase of homes and its inventory has made home ownership beyond the reach of our local people, whether they be native Hawaiians who have been here since time immemorial, to local families who are descendants of immigrants but have nevertheless called Maui their home for generations.

Our current policy allows for low density development only. While at face value it may seem like a good policy, it has resulted in areas like mine (Olowalu) to be a neighborhood of outsiders and millionaires who view land as a financial investment, not an investment into a community. (There are a handful of newcomers whose testament is that they wish to live in Olowalu for the rest of their lives). There has got to be thousands of longtime Maui families that want to live in Olowalu. Just look at who is at the beach on weekends.

Without rural and urban boundaries as determined by the GPAC process, our Maui children will have to move away or live in already tight neighborhoods that has its social ills.

Remember the words: And then there were none.

Hinano Rodrigues

OFFICE OF THE  
COUNTY CLERK

## County Clerk

---

**From:** Rick Ryniak <ryniak@icloud.com>  
**Sent:** Monday, November 15, 2021 8:50 AM  
**To:** County Clerk  
**Subject:** Maui County Council Public Hearing on WMCP - 11/18/21  
**Attachments:** 2021-11-15\_WMCP Ryniak ltr.pdf; 2020-02-27\_Will Spence Testimony.pdf

You don't often get email from ryniak@icloud.com. [Learn why this is important](#)

Dear County Clerk,

Since I will be off-island during the meeting, I would like to submit the attached letter and attachment as written testimony.

Thank you and Aloha,  
Rick Ryniak, AIA

**Rick Ryniak Architects**

50 Pu'u Anoano #2104 ~ Lahaina, HI 96761

Tel: 808.661.9448

Email: [ryniak@icloud.com](mailto:ryniak@icloud.com)

RECEIVED  
2021 NOV 15 AM 9:50  
OFFICE OF THE  
COUNTY CLERK



# WILLIAM SPENCE & ASSOCIATES

## LAND USE PLANNING AND CONSULTING

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February 27, 2020

Kai Nishiki, Chair  
And Members of the West Maui CPAC

Re: Rural Designation for Plantation Estates

My name is William Spence and I am a former Planning Director. The representatives of Plantation Estates in Kapalua asked me to speak regarding their request to be designated "Rural" in the community plan.

### **Why designate to rural? What community benefit is there?**

We have a land use pattern on Maui, indeed it within the state, where agricultural land is subdivided into large lots and luxury homes are built. We called them things like gentlemen's estates and fake farms. It's an objectionable land use pattern to most of us, including myself, yet it repeats over and over again. The latest luxury subdivision is going in on the east side of Hali'imaile on what used to be rolling pineapple land.

This land use is objectionable because we call it "agriculture" when it is anything but that. Yes, the county can require a bunch of citrus and avocado trees but for most people, the 5,000 square foot home with three car garage and infinity pool is hardly a "farm." So instead of perpetually pretending they are agriculture, let's start calling them what they are: rural residential.

The concept of recognizing these subdivisions as rural is nothing new as it has been talked about for decades. I give Dick Mayer credit as he brought it up during the formulation of the Makawao Pukalani Kula Community Plan in the early 1990's. That CPAC said to: *"Eliminate pseudo-agricultural lots such as Kula 200 and Kula Glen, through recognition of such lots as rural residential subdivisions."* (Pg. 20, MPK CP). When I was Planning Director the other county directors discussed this as well, noting that Rural is the proper district for this kind of housing. The agricultural working group formed by former council member Guzman discusses this at some length and supports the concept.

Let's stop repeating the same bad practice over and over again. If we can start a new pattern of recognizing these subdivisions for what they are, we can start requiring district boundary amendments and a changes in zoning for new subdivisions. The Maui Island Plan reflects this thought by including policies toward this end:

**7.1.1.I** Encourage future community plan efforts to identify lands within the County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone. (pg. 7-8)

**7.1.1-Action 5** Revise existing land use regulations to ensure that Prime Agricultural Lands are distinct from rural (primarily residential) land uses. Pg. 7-8

**7.1.1.c Discourage developing or subdividing productive agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.**

**Looking at it the opposite way**

Not designating to Rural perpetuates the shibai. Continuing to call Plantation Estates "agriculture" is not going to make these properties into farms, nor will it make the owners into farmers. The homes will not somehow become "farm dwellings," they will continue to be luxury estates. A glance at the current MLS listings shows the highest offering in Plantation Estates is \$7,800,000 dollars. Planting a whole bunch of citrus trees isn't going to turn that property into a farm.

**Concerns over Additional Density**

Some may have a concern that designating to Rural will lead to additional density. I'm not at all concerned about that and for two reasons.

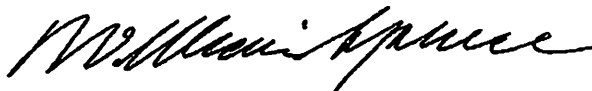
1. Additional density can be simply prevented by making a specific requirement or condition in the community plan. These specific conditions are very common in our planning documents – the Maui Island Plan has numerous "stories" for properties that must be followed, almost every existing community plan has explicit details for individual properties.

It is simple enough to say, "*Plantation Estates will be zoned no smaller than two-acre rural, and no further residential subdivision shall be allowed.*" That would essentially be limiting Plantation Estates to what is currently there. And if you are concerned about too many ohanas, you can also say limit one ohana per lot.

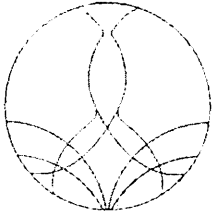
2. Given that kind of limitation, adding density would be nearly impossible to do. It would require changing the language of the plan, which much more difficult than changing the map. It would also require a change in zoning.

These are utterly miserable processes that make it extremely impractical to allow more development. The processes have no guarantee of success and take three to ten years of very public criticism and stress to do. There are multiple hearings before planning commission and council committees. It is very expensive to undertake, \$100,000 to \$300,000 or more. These are extraordinary disincentives, making it impractical to create more development

Respectfully,



William Spence



RICK RYNIAC ARCHITECTS

November 15, 2021

RE: Public Hearing on West Maui Community Plan, Thursday 11/18/21 6:00pm

My name is Rick Ryniak, and I am a resident of West Maui, currently living in Kaanapali Hillside. I am an architect and have lived and worked here for the past 35 years. During that time, I have also been fortunate to have designed projects on Oahu, Kauai, Lanai, the Big Island and on the mainland. In doing so, I have worked with many different Planning Departments, Building Departments and with various County and Building Codes and their local Amendments. Over the years I have watched as issues have come and gone and how negotiations have often led to real progress that affected the lives of those who lived there.

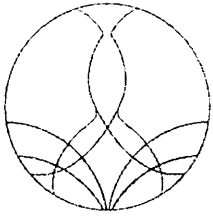
Regarding the proposed WMCP, I strongly feel that the Council should recognize that where large parcels of agricultural land have been subdivided many years ago and high priced homes have been built, the land use truly is no longer Agricultural but a Rural Residential. Older subdivisions such as Kula 200, Kula Glen, Kapalua Plantation Estates, and newer ones such as on the east side of Hali'imaile and Kula I'o, much better fit the purpose of Rural Districts, as stated in the County Code 19.29.010:

*The purpose of the rural districts is to implement the goals and policies of the Maui County general plan and community plans; to provide low density development which preserves the rural character of certain areas; to allow small-scale agricultural uses and the keeping of animals; and to serve as a transition between standard residential or other urban density development and agricultural lands.*

I whole-heartedly agree with the testimony previously presented in the letter from former Planning Director Will Spence on 2/27/20. In part, he wrote, "We call it "agriculture" when it is anything but that." He goes on to say, "Let's stop repeating the same bad practice over and over again. If we can start a new pattern of recognizing these subdivisions for what they are, we can start requiring district boundary amendments and a change in zoning for new subdivisions. The Maui Island Plan reflects this thought by including policies to this end..." His full letter is attached.

**I strongly support the Rural Residential designation in the WMCP for all of Plantation Estates (all 103 lots) consistent with the Maui Island Plan.**





RICK RYNIAC ARCHITECTS

I would also like to comment on proposed Policy 2.3.2, regarding Gulches. The version of the plan dated 10/21 has a major revision. Following the words, "and no new permanent structures shall be developed in or within 100 feet of the top of the bank of identified gulches", the following was deleted, "*unless Low Impact Development Strategies are implemented to prevent stormwater runoff*". Without this potential remedy, it could make some narrow, parcels of land almost unbuildable. There are engineering solutions to most of these situations, and I would encourage you give them a chance to be reviewed, approved and implemented.

I also think the current map (Figure 2.3) is of such a scale that it is hard to determine what is or is not in a gulch and there seems to be inconsistencies. Perhaps adding a Layer in the Maui County qPublic.net website would make it much clearer and informative.

Thank you for your consideration.

Aloha,

Richard A. Ryniak, AIA  
Rick Ryniak Architects  
Encl.

## County Clerk

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**From:** Judy Siracusa <lauleajudy@yahoo.com>  
**Sent:** Wednesday, November 17, 2021 5:00 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR21-109

2021 NOV 18 AM 8:34

OFFICE OF THE  
COUNTY CLERK

You don't often get email from lauleajudy@yahoo.com. [Learn why this is important](#)

To Maui County Clerk,

I am writing this email in TOTAL SUPPORT of the low cost housing project for local Maui families that West Maui Land proposes to develop in Olowalu and Laniopokuj!! The county and community has been begging for more affordable housing and here is a developer who is ready, willing and able to provide it. West Maui Land is a locally owned/operated company that has deep roots in the Maui community.

My husband and I have been residents of Maui since 1986. We are so indebted to the Hawaiian culture for what it has brought to our life and our children's lives that we are committed to giving back to this community in all the ways that we can. We believe that providing housing that local families can afford is incredibly important in maintaining and continuing the Hawaiian culture. Too many of our local families are moving away because they can no longer afford to live on Maui.

We urge you to approve these projects!!

Aloha,

Judy and Pete Siracusa

## County Clerk

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**From:** matthew smith <smitty036@me.com>  
**Sent:** Thursday, November 18, 2021 10:05 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 18 AM 10:38

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COUNTY CLERK

You don't often get email from smitty036@me.com. [Learn why this is important](#)

Aloha,

To whom it may concern;

The fact that I have to write a letter in support of affordable housing astounds me. I have lived here my whole life and I have consistently seen hard working local families being squeezed out of the housing market. In the last two years the median home price has shot up \$200,000+ and is still climbing. It is driven by second home buyers and remote workers that do nothing to fill the workforce vacuum created by the pandemic. The people who work the jobs that fuel the economy are forced to live in cramped quarters, some have long commutes and many are afflicted by both overcrowded living and having to drive long distances.

Affordable, quality workforce housing is desperately needed. Please fast track these developments and allow those who have been waiting the longest to be the first ones to get them.

Tensions are running so high right now because of the overwhelming resentment towards all of the newcomers snatching up multiple properties and then renting them for top dollar. Also the hopelessness of the situation and the realization that they will probably never own a home. Take care of local families first!

Thank you for your time,

matthew smith  
[smitty036@mac.com](mailto:smitty036@mac.com)  
808.276.2509





Maui Land & Pineapple Company, Inc.

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2021 NOV 18 AM 8:34

OFFICE OF THE  
COUNTY CLERK

November 17, 2021

Alice L. Lee, Council Chair,  
Maui County Council  
County of Maui  
200 S. High Street  
Wailuku, Hawai'i 96793  
county.clerk@mauicounty.us

**SUBJECT: TESTIMONY REGARDING THE UPDATED WEST MAUI COMMUNITY PLAN.**

Dear Chair Lee and Council Members:

Thank you for the opportunity to provide comments on the proposed Updated West Maui Community Plan.

Maui Land and Pineapple Company, Inc. (MLP) appreciates the countless hours of work the many community members, the Community Plan Advisory Committee (CPAC), the Planning Department, the Planning Commission, and the Planning and Sustainable Land Use Committee, put in to in the process of updating the West Maui Community Plan (Plan).

During the process MLP submitted written testimony to, and testified before, the Maui Planning Commission to express concerns regarding the elimination of Project District designations and replacement with community plan designations may not be consistent with current Project District zoning and ordinances. The Kapalua Resort includes two Project Districts:

1. Lahaina Project District 1 (Kapalua), related Project District ordinance codified as Maui County Code (MCC) Chapter 19.73
2. West Maui Project District 2 (Kapalua Mauka), related Project District ordinance codified as MCC Chapter 19.92

Through the Planning Commission hearings, and working with the Planning Department, the two undeveloped areas within Project District 1 were designated Small Town Center on the Plan. Wording was also added to clarify that for lands formerly designated as Project District, the boundaries between designations can be adjusted, provided the total acreage of each designation remains the same

MLP's understanding at the time was that the Small Town Center designation would permit all the uses permitted under Chapter 19.73, MCC which includes a list the specific permitted uses within



Maui Land & Pineapple Company, Inc.

Lahaina Project District 1. MLP also understood that the Plan designations for West Maui Project District 2 would permit all the uses permitted under MCC Chapter 19.92

Before the Plan is adopted MLP would like a clear, a definitive statement in the Plan that the uses permitted under Chapter 19.73, MCC and Chapter 19.92 MCC would still be permitted under the Plan designations without being required to seek a community plan amendment.

Thank you for your time and attention to this matter and the opportunity to provide comments.

Maui Land & Pineapple Company Inc.

Paul Subrata  
Vice President

## County Clerk

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**From:** GT <gerald.tanaka@hawaii.rr.com>  
**Sent:** Wednesday, November 17, 2021 10:41 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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You don't often get email from gerald.tanaka@hawaii.rr.com. [Learn why this is important](#)

My name is Gerald Tanaka. I was born and raised on Maui, graduated from Baldwin High School, attended the University of Hawaii and now live and work on Oahu. I moved back to Maui for a few years but employment and housing opportunities on Oahu resulted in my having to move back here.

It is my hope that the West Maui Community Plan scheduled for public input shortly not be adopted. It is my belief that this proposed change to the 2012 Maui Island Plan, which included plans for housing in this area, will hurt families in Maui County and make the dream of homeownership impossible. This dream is already difficult throughout our State and Maui County is not immune. I currently have 3 grand children and remain hopeful that they too will have future opportunities to remain in Hawaii, similar to those families who want to remain on Maui. We need to help our residents by not making dreams more difficult or maybe impossible to achieve.

Appreciate the opportunity to submit this message. Mahalo.

Sent from [Mail](#) for Windows



## County Clerk

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**From:** Tiffany Teruya <tiffany.teruya@yahoo.com>  
**Sent:** Thursday, November 18, 2021 12:01 PM  
**To:** County Clerk  
**Subject:** Public hearing 11/18/2021 WMCP CR 21-109

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[You don't often get email from tiffany.teruya@yahoo.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Aloha kākou,

My name is Tiffany Teruya and I do NOT SUPPORT this project of any development regarding Olowalu or Launiupoko. The damage this will cause to our natural resources not to mention the SACRED areas this project will will affect. Please do not let this happen!!!!

The West Maui Community Plan should be revised and implemented after the Water Use Development Plan is approved in order to move forward from an informed stance of water availability and true community consent. Mahalo to each of you and your council staff for the hard work you folks do.

Sent from my iPhone

## County Clerk

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**From:** Wallace Tom <wallyjt@hotmail.com>  
**Sent:** Wednesday, November 17, 2021 9:05 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

[You don't often get email from wallyjt@hotmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

To the Maui County Council,

This is to inform you that I am in support of Affordable/Workforce housing proposed for the Olowalu and Launiupoko areas. With the rising costs of housing today it has become unrealistic for the current and next generation to afford housing on Maui. Average families don't qualify or have the monies to pay for a home today. We can't afford to let "Mainland" or "international" buyers to continue to out-price our local Families, so once again, Please Support the proposed project.

Sincerely,

Wallace Tom  
879 Haunani Place  
Wailuku, HI 96793  
(808) 856-6994

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**From:** Dave Ward <dave@fwmaui.com>  
**Sent:** Thursday, November 18, 2021 9:03 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 18 AM 9:05

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You don't often get email from dave@fwmaui.com. [Learn why this is important](#)

Council Members,

Please accept this email as testimony on Public Hearing Nov. 18, 2021 on WMCP CR 21-109. From 2006-2012, I attended most of the meetings for the establishment of the FIRST Island Plan for the County of Maui. This process included meetings with GPAC, Planning Commission, and County Council over a 6 year period. Many community members gave countless hours and County employees spent years of time to create this Island Plan. As part of the General Plan, the framework for the Island Plan was for the County to work together to establish Urban and Rural Growth Boundaries for the Island of Maui. These Urban and Rural Growth Boundaries would provide the overall framework for future growth on Maui as a roadmap for growth. The Planning concept is to have look at the entire island with input from all regions to all agree on future growth areas. Everyone agreed during that process that future Community Plan updates would follow consistently under the Island Plan by "filling in" the specific uses within the Urban and Rural Growth Boundaries.

We are now addressing the FIRST Community Plan update which is for West Maui. This very first plan, as currently recommended to the Council, discredits all of the hard work and recommendations of the Island Plan. The fact that the Urban and Rural Growth Boundaries in Olowalu and Launiupoko have not only been abandoned but completely denied any chance of future development to be consistent with the Island Plan is reprehensible to the Planning process and the future plan for Maui's growth. The Island Plan also identified areas for Parks and Open Space. The update of the West Maui Community Plan has disregarded these recommendations and determined alternative large parks in conflict with the Island Plan. If each Community Plan continues to disregard the Island Plan, there is no purpose in the Island Plan or General Plan.

If the West Maui Community Plan is adopted as currently drafted, please include a companion ordinance that abolishes the General Plan and Island Plan since they clearly are in conflict with the Community Plans. The goal of Planning is to provide a consistent vision not to create inconsistencies throughout the various land use entitlements. On this very first community plan update since the Island Plan adoptions, be consistent with the Island Plan or get rid of the Island Plan.

Thanks,

Dave Ward

F&W Land LLC  
2035 Main Street, Suite 1  
Wailuku, HI 96793  
(808) 249-2224 – Office  
(808) 357-1952 - Cell



**From:** Anita White <anita@islandsothebysrealty.com>  
**Sent:** Thursday, November 18, 2021 4:28 PM  
**To:** County Clerk  
**Cc:** Peter Martin  
**Subject:** In favor of West Maui Affordable Housing

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2021 NOV 18 PM 4: 27

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You don't often get email from anita@islandsothebysrealty.com. [Learn why this is important](#)

To whom it may concern:

I am in favor of implementing the Maui Island Plan. I have been a full time Realtor here on West Maui for more than 20 years and over the past several years have found the **lack of** affordable housing become critical. I have watched young families move off Island, the rental market sky rocket, and the quality of life deteriorate all because of our lack of housing.

I encourage the County Council to accept the Maui Island Plan which I see having a positive impact on our community and increase the quality of life for families and generations to come.

Mahalo for your consideration!

Anita

**Anita L. White, R(B) #21022**  
**808.345.7654**

Island Sotheby's International Realty

## County Clerk

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**From:** Amy Wisthoff-Martin <amy.martin@corcoranpacific.com>  
**Sent:** Thursday, November 18, 2021 10:00 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 18 AM 10:37

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You don't often get email from amy.martin@corcoranpacific.com. [Learn why this is important](#)

Aloha Council Members,

While I'm a proponent of affordable housing on Maui, Launiupoko and Olowalu are not the ideal places for these developments. Both areas have been dealing with water restrictions for several years, adding hundreds of homes to these areas will only exacerbate the problem. (As a side note, the developer also being the private water company in the area is part of the problem.) The developer wants to build more homes - some being affordable, the others being market rate. This is about making money - not looking out for the greater good of our island. While the developer tells the current residents that there is a lack of water and restricts use, they also tell you that adding hundreds of homes will not be a problem. You can't have it both ways. Please consider not allowing these developments.

Mahalo,  
Amy

*Mahalo,*



**Amy Wisthoff-Martin**

Realtor RS-76077, Corcoran Pacific Properties

808.269.6833 | amy.martin@corcoranpacific.com

[www.mymauihawaii.com](http://www.mymauihawaii.com)



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*corcoran*

PACIFIC PROPERTIES

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**From:** Lee Anne Wong <leeanne@papaainamaui.com>  
**Sent:** Wednesday, November 17, 2021 2:35 PM  
**To:** County Clerk  
**Subject:** CONCERNS REGARDING WEST MAUI COMMUNITY PLAN

2021 NOV 17 PM 2:40

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You don't often get email from leeanne@papaainamaui.com. [Learn why this is important](#)

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**RE: CONCERNS REGARDING WEST MAUI COMMUNITY PLAN (CR 21-109)**

Dear Chair Lee and Councilmembers:

My name is Lee Anne Wong, and I am the Executive Chef and Owner of Papa'aina located at the Pioneer Inn. I write to express my concerns regarding new policies in the West Maui Community Plan ("WMCP") that we believe will be detrimental to the community and businesses like mine.

If passed, the WMCP will adopt the Hawaii Sea Level Rise Exposure Area Viewer ("SLR-XA") and implement a policy of retreat from rising sea levels and climate change via Policies 2.1.2 and 2.1.3. My first issue with these aspects of the plan is that the policy of retreat isn't fully fleshed out. More work and outreach need to be done before adopting such an approach.

I've looked at the maps, like those attached to my testimony, that show the projected SLR-XA for Front Street and Lahaina—the areas that the WMCP would have us retreat from. If the retreat is supposed to be a managed retreat, I'm not clear on what the management plan is. What is the plan for business owners, like me, for retreat? Who pays the cost of moving away from where business and customers are? What happens to the employees of businesses that can't survive retreat? What happens if my business is damaged? How will retreat impact the market and local economy? Why aren't we taking a more comprehensive approach to living with the land and sea level rise, and doing things like adapting to the future environment instead of running from the problem and leaving local businesses and their employees to drown?

My second issue with the WMCP is that it singles out West Maui for retreat. Such a drastic change in policy should be for the whole Island, or even all of Maui County or the State. We can't adapt to sea level rise and climate change in a vacuum and the same applies to retreat. Varying and inconsistent policies across the Island can only lead to confusion, losses for business, and harm to the economy.



In light of these issues, I respectfully request that the Council remove Policies 2.1.2 and 2.1.3 from the WMCP until the “managed” portion of managed retreat is more developed. I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

Very truly yours,

Lee Anne Wong

Sent from my iPhone