

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

September 1, 2019

From: West Maui Community Plan Advisory Committee

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

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

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

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

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

Therefore, our CPAC sincerely requests that until AFTER our community plan process has been completed and the new West Maui Community Plan is adopted, that any visitor accommodation expansion and all new large (over 20 units) developments will NOT be approved or entitled, except for 100% "affordable housing" and perhaps those projects already having complete community plan and zoning entitlements. Our Committee's request intends to give you confidence that if you wait until after the West Maui Community Plan has been approved, you will be able to make far better decisions as to which projects/developments would be most beneficial and appropriate.

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

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