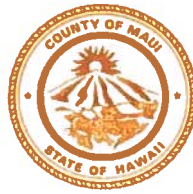


MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director




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

July 28, 2020

MEMORANDUM

TO: LAWRENCE CARNICELLI, CHAIR
AND MEMBERS OF THE MAUI PLANNING COMMISSION

FROM: MICHELE CHOUTEAU MCLEAN, AICP, PLANNING DIRECTOR 

SUBJECT: AGENCY COMMENTS ON THE DRAFT WEST MAUI COMMUNITY PLAN

Participation by County agencies in the community planning process is important for developing a realistic and implementable community plan. For this reason, the Department of Planning has engaged various other County departments in each phase of the process to update the West Maui Community Plan. Most recently the Department requested comments on the Community Plan Advisory Committee's (CPAC) Draft Plan.

Enclosed are comments from the Department of Water Supply, Department of Fire and Public Safety, Maui Metropolitan Planning Organization, Department of Parks and Recreation, Department of Housing and Human Concerns, and the Mayor's Office. Some of the comments are general, while others include specific recommendations to policies and actions in the Draft Plan.

Please let me know if further clarification is necessary.

Attachment

xc: Pamela Eaton, Planning Program Administrator (pdf)
Project File
LRD Correspondence File

MCM:JLM:rh1

S:\ALL\LONG RANGE\West Maui CP Update 2016\11.0 Planning Commission\Correspondence\Memo to MPC re Agency Comments.doc

Re: Fwd: West Maui Community Plan -- next phase

From: Eva Blumenstein
To: Eaton, Pam; Maydan, Jennifer; Hart, Jordan; McLean, Michele
CC: Pearson, Jeff
Date: Monday - July 6, 2020 2:10 PM
Subject: Re: Fwd: West Maui Community Plan -- next phase

Aloha Planning Department:

Thank you for involving DWS throughout the community plan update. Ready and resilient action items 1.29 - 1.33 supports water resource and conservation strategies in the Maui Island Water Use and Development Plan (WUDP) Lahaina chapter.

Action # 1.29. supports WUDP Chapter 19 Strategy # 3. Although the Community Plan defines **county** lead agencies it should be noted that DWS has limited jurisdiction over privately owned reservoirs for fire protection and agriculture. The WUDP strategy #3 proposes the State Department of Agriculture as lead agency in their update of the Agricultural WUDP along with private water purveyors that own the infrastructure.

Action 1.32 supports WUDP Strategy # 8. The State Department of Health Safe Drinking Water Branch strongly encourages mutual aid agreements between water systems to identify and share resources. This includes emergency connection of water supply, generators, chemicals, water hauling equipment etc. There are currently no formal written agreements between DWS and private purveyors in West Maui. Emergency connections and resource sharing options should be considered for DWS, Kapalua Water Co, Hawaii Water Service Co, West Maui Water Co and include procedures for requesting assets and providing reimbursement.

Mahalo,

Eva

=====
Eva Blumenstein
Planning Program Manager
Maui County Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793-2155

Aloha Pam,

After reviewing the Community Plan here are our comments. I am not sure if they help. From my perspective I just want to share our considerations and current activity.

Action No 1.13- MFD currently does some of this with our Public Education Program. This outreach is mostly concentrated on the youth. If we were to create a whole new public outreach program for community meetings this would take hiring additional personnel in our Prevention Bureau. As far as the firebreaks are concerned we do 2 things. Our wildland group meets with large land owners to discuss strategic firebreak locations. Secondly our Prevention Bureau does code enforcement for overgrown brush areas that are reported to their office. Just off the top of my head. Brush only needs to be cleared 30 ft around the nearest structure.

Action No 1.14- When new neighborhoods are proposed our Prevention Bureau does give input and recommends these types of things. For example, put the community park on the outer edge of the neighborhood to create a larger defensible space.

Action No 1.15- Our Prevention Bureau can make recommendations towards this.

Action No 1.16- As development continues in the Maalaea direction this is becoming more clearly needed. The department supports the communities request to have another station in that direction.

Action No 1.17- Our department regularly does pre-fire planning of this area. The most ideal situation here would be for the landowners to install a fire protection water line and roadways for apparatus to travel on. In recent years our department has added a water tanker to the Lahaina station and this year a wildland brush truck will also be added to the Lahaina Station. Large fire breaks around the homes and debris free land will assist in structure protection of that area.

Action No 1.23- This is a great concept that we believe should be more of a planning function. We cannot cut fire breaks on private land nor do we know the order of development in the area.

Let me know if you have any questions.

Mahalo,

Brad Ventura
Deputy Fire Chief
County of Maui
Dept. of Fire and Public Safety
200 Dairy Rd.



July 8, 2020

Ms. Pam Eaton, Planning Program Administrator
Long Range Planning Division
Maui County Planning Department
(by email)

Dear Ms. Eaton,

Subject: Maui MPO Comments on Draft West Maui Community Plan

Maui MPO Executive Director has reviewed the Draft West Maui Community Plan prepared by Planning Department with the Community Plan Advisory Committee, and offers the following comments:

The high level of community engagement and transparency in the plan is impressive. The Planning Department used diverse approaches to solicit public input both online and in-person. As one of the resource people invited to join CPAC meetings from time to time, I was able to witness the depth and breadth of information exchanged by various community members and subject matter experts. This engagement is reflected in the draft plan.

As noted in the Draft West Maui Community Plan section on "Related Studies and Plans", the 2019 Maui MPO Long Range Transportation Plan was considered in the development of the CPAC draft. The transportation policies, projects and programs for West Maui are consistent across the two plans, reflecting coordination between Planning Department and the MPO. The draft plan's goal of a "complete, balanced and connected transportation system" supports multimodal transportation improvements including sidewalks, greenways and expanded bus transit service.

The draft plan's Growth Framework and associated land use designations are extremely valuable for long-term infrastructure planning, including transportation facilities and services. By identifying areas of community expansion as well as opportunities for mixed use infill and redevelopment, the Community Plan will help Maui County prioritize infrastructure investments that are financially and environmentally sustainable, while protecting quality of life for residents.

The Growth Framework is consistent with priority projects in the MPO Long Range Transportation Plan. The Pali to Puamana Park and Open Space designation supports realignment of Honoapi'ilani Highway to protect safe passage to and from West Maui from sea level rise impacts and provides recreational opportunities, including the West Maui Greenway. The Urban Center/Corridor designation in Central Lahaina supports planning and development of a multimodal corridor and transit center with walkable connections to housing, parks, jobs and services.

Thank you for the opportunity to comment on the Draft West Maui Community Plan. If there are any questions, please contact me at lauren@mauimpo.org or 270-8216.

Sincerely,

A handwritten signature in black ink that reads "Lauren Armstrong". The signature is written in a cursive, flowing style.

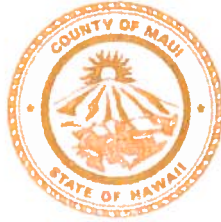
Lauren Armstrong

cc: Michele McLean, Director, Maui County Planning Department
cc: Jordan Hart, Deputy Director, Maui County Planning Department
cc: Jennifer Maydan, Planning Supervisor, Maui County Planning Department
cc: Councilmember Yuki Lei Sugimura, Chair, Maui MPO Policy Board

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawai'i 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

July 9, 2020

Ms. Michele McLean, Director
Department of Planning
One Main Plaza, Suite 601
Wailuku, Hawaii 96793

Dear Director McLean:

SUBJECT: REVIEW OF CPAC DRAFT OF WEST MAUI COMMUNITY PLAN

Thank you for the opportunity to review the CPAC draft of the West Maui Community Plan. The Department of Parks and Recreation (DPR) worked closely with the Department of Planning from the beginning of the process and was invited to make a presentation on parks issues to the CPAC. In addition, DPR staff attended several CPAC meetings at the invitation of the Planning Department to act as a resource when questions came up. As a result, the department supports a majority of the ideas, policies, and actions proposed in the plan that address parks and recreation issues.

Our comments and suggestions for the draft plan are listed below:

Policies

2.3.2 – Gulches should not be used for park credits when development is required to comply with MCC 18.16.320.

2.5.7 - Add "include proper infrastructure," to the first sentence. When a park site is acquired without reasonable access to infrastructure, development costs increase substantially. This makes it more difficult to secure adequate funding, which could delay the initiation of park improvements.

Actions

3.01, 3.02, 3.04, and 3.05 - These four actions are related because all deal with cultural and historic sites on County-owned or County-managed properties. Because DPR has worked with a variety of groups at these sites for many years, we suggest that these actions should be combined into a recommendation to prepare an overall plan to manage all County-owned and County-managed historic and cultural sites in a consistent manner.

In determining how these sites should be managed, it is critical to engage with the district's stakeholders. Also, all allowed uses and activities should be consistent with conditions in the Executive Order between the State and the County. Furthermore, DPR believes that the Cultural Resources Commission (CRC) should be involved in creating, reviewing, and implementing any recommendations.

3.09 - DPR does not have the land or the resources to develop, maintain and manage an off-road vehicle park in West Maui. Instead, we suggest developing a site within the Maui Raceway Park in Pulehunui in Central Maui. Uses within the park are managed through leases with non-profit user groups who are responsible for maintaining and managing their respective sites.

3.20 - The proposal to use one canoe hale structure for storage of canoes could be problematic. Typically, canoe clubs prefer to have their own hale. Consequently, this action may need to be revisited. The other challenge is that sea level rise may preclude this idea. DPR also recommends that a required action be that all canoe organizations secure a lease for real property from the County for their respective areas to perpetuate Hawaiian cultural practices and other related canoe club purposes.

3.23 - There is a need for a new community center in West Maui to augment the facility within the Lahaina Civic Center. When a new center is built, it will likely include rooms to accommodate a variety of activities and groups such as hula halau. What needs to be remembered, however, is that specific uses of the center are guided by MCC 13.04A, which provides the basis for how rooms and spaces in any community center are assigned and permitted.

5.03 - Because this is a transportation project, the Lead Agency should be the Department of Public Works (DPW), the Planning Department, or the State Department of Transportation.

5.05 - Managing and maintaining trees on County right-of-ways of streets is overseen by the County Arboriculturist, who is part of DPW. As a result, this project should be led by DPW with the assistance of the County's Arborist Committee.

Should you have any questions or comments, please contact me, or David Yamashita, Parks Planner, at 270-7230.

Sincerely,



KARLA H. PETERS
Director of Parks and Recreation

c: John L. Buck III, Deputy Director
David Yamashita, Parks Planner

KHP:dy

Re: TIME SENSITIVE: West Maui Community Plan -- next phase

From: LoriAnn Tsuhako
To: Linda Munsell; Michele McLean
CC: Jessica Crouse; Jordan Hart; Pam Eaton; Jennifer Maydan; Michael Hopper; Buddy Almeida
Date: Monday - July 13, 2020 11:52 AM
Subject: Re: TIME SENSITIVE: West Maui Community Plan -- next phase

Thank you Linda and Housing Division colleagues for your comments on the West Maui Community Plan.

In re: Implementing Actions, Page 154, Action 5.11 The Department does not have a Homeless Plan that is specific to West Maui. The Homeless Division is working in alignment with the State's 10 year Plan to End Homelessness and the Plan developed by the Balance of State Continuum of Care. However, all that being said, we have not put our own specific plan to paper. Our goal is to get this out and published in the next month.

Thank you, lori

>>> Linda Munsell 7/13/2020 10:52 AM >>>

Lori - Attached are our comments to the West Maui Community Plan for your review and additions. Please note that on Page 154 is an action for developing an homeless plan. We did not add comments, pending your additions.

Thank you!

Michele -

Thank you for the opportunity to comment on the West Maui Community Plan draft. We appreciate being able to participate in the process.

Although you mention starting at the implementing actions, We did have a couple of comments about the various policies earlier in the plan. I know I provided similar comments at various other times, but here it is:

Page 42 Policy 2.2.4 requiring the installation and maintenance of charging stations at all multi-family residential developments - I'm not sure what this costs, but as you know, affordable housing becomes expensive with the addition of every requirement. This is death by a million cuts.

Page 62 Policy 2.5.11 limiting the location of 201H and 2.97 projects and requiring them to include sidewalks, parks, bus stops, etc, goes against the intent of the 201H and 2.97 laws which allows these projects to request exemptions from these kinds of requirements. We may be able to limit 2.97

because it's a County ordinance, but it is my understanding that we cannot preempt state law. The project will have the right to ask, and final passage or denial of a project contrary to this policy would be up to the Council. Again, additional requirements = increase in cost.

Page 116 Policy 3.7.2 again refers to 201H and up to final approval or denial by County Council.

IMPLEMENTING ACTIONS

Page 142 Action No 2.18 Propose amendments to MCC 2.97 to include sidewalks, multi-use paths, and access to public transit for affordable housing. The entire purpose of 2.97 is to allow developers to request exemptions from laws and requirements (including community plans). I can't imagine DHHC will actually to pursue this.

Page 154 Action No 5.11 - No comment from the Housing side.

Page 154 Action No. 5.15 - The department actively works toward this goal currently. We will continue to do so.

Page 154 Action No. 5.17 - Encourage the development of a wide array of housing and service options for Seniors - again, DHHC is actively engaged. We will continue doing so.

>>> JoAnn Inamasu 7/13/2020 6:05 PM >>>

Hi Michele,

Thanks for the opportunity to review. Looked at the items that were "Mayor's Office" and many of the items are also applicable County wide, but I realize this is the West Maui Plan.

Looks good, but concerned about performance time and funding.

Thanks,

Jo

Good Morning,

Below are some of my comments. Please let me know if I missed any action items that may also need my review.

2.04: Create a marketing program aimed at visitors to use multimodal transportation options to West Maui, including bus, shuttles, taxi, rideshare, bicycling and walking to encourage a "car-free stay".

Comments: This is in current discussion with the Mayor's Tourism Advisory Committee. Challenge is with guests who need a vehicle to run to COSTCO/Target/Walmart prior to their drive to the west side. Opportunity for those who don't immediately need a vehicle would be to give guests an incentive (\$\$ off resort dining/activities/spa) to take a Luxury shuttle to the resort.

2.08: Identify opportunities to partner with larger employers such as hotels, to sponsor bus passes, shuttles, ride-share, or other shared ride programs to connect employees to jobs.

Comments: Roberts is already providing employee shuttle services to the west and south side employers. Opportunity to craft ordinance for properties based on # of employees - x% must use some form of alternate transport and property will receive tax relief and/or charge employees for parking

3.19: Work with resorts in Kā'anapali to provide shared parking and shuttle services during canoe races (especially state races) at Hanaka'ō'ō Beach (Canoe Beach).

Comments: Work with KBRA and/or Hyatt to use the event parking and offer marketing opportunities in exchange.

4.02: Support best practices for tourism management in West Maui as appropriate to protect the residents' quality of life, and area's environment, culture, and character.

Comments: This subject is currently in discussion (for Maui Nui) with the Mayor's Tourism Advisory Committee and will be covered in the HTA's upcoming Destination Management Plan (meetings to start in 2 weeks with final plan presented in December). Look at limiting current STR's to what is already permitted. Limit number of vendors/activities at the beaches. Implement paid beach parking for visitors, reserved/free parking for residents.

Lisa H. Paulson
Community Liaison - Tourism
Office of the Mayor, Maui County
Kalana O Maui Building
200 South High Street
9th Floor
Wailuku, Maui, HI 96793