

Plantation Estates Lot Owners Association
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August 7, 2020

Lawrence Carnicelli, Chair
Maui Planning Commission
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: West Maui Community Plan Update—Goal 2.4, Economic Opportunity Through Innovation and Collaboration

Dear Mr. Carnicelli:

I am a full time resident of West Maui and President of the Plantation Estates Lot Owners' Association ("PELOA"). PELOA is the homeowners' association for the Plantation Estates and Honolua Ridge subdivisions in the Kapalua Resort surrounding the Plantation Course. We are submitting testimony regarding several policies of significance to our West Maui community and our neighborhood.

First, Policy 2.4.2 states:

- 2.4.2 Prohibit conversion of agricultural lands outside of the Maui Island Plan's growth boundaries, and limit conversion of agricultural lands within the growth boundaries to urban and rural designations in West Maui unless it can be demonstrated that:
- a. conversion is required to accommodate the population or employment projections for the region, or;
 - b. conversion will facilitate shoreline retreat by directly replacing an existing development of similar size and character. Public facilities developed under this policy do not need to be of comparable size to the public facilities that they are replacing.

At the March 3, 2020, meeting, CPAC did not reach a voting majority to approve this policy and it is unclear why this policy remains in the Draft Plan. Given that the policy is included, however, we propose additional language clarifying paragraph a and its relationship to the Maui Island Plan.

- a. For undeveloped areas within the rural growth boundary, conversion is required to accommodate the population or employment projections for the region or for developed areas, conversion is consistent with the Maui Island Plan, or;

Adding this language would help make the policy consistent with the Maui Island Plan and honor its decisions regarding *existing* neighborhoods that might not otherwise meet the draft policy's requirements.

I also offer support for two policies of significance to our West Maui community, Policy No. 2.4.1 and Policy No. 2.4.5.

Policy 2.4.1 states "Support agriculture that provides jobs, improves soil health, is less water intensive, and provides food and products for local markets."

Policy 2.4.5 states "Support agriculture that is small-scale or self-subsistence farming."

These policies are important to our West Maui community. Members of our own neighborhood engage in small scale farming and we have a commercial farm at the top of our subdivision. To make Policy 2.4.5 more expansive in Rural Residential areas, we suggest adding a sentence at the end as follows: "Rural Residential communities should not discourage small-scale or self-subsistence farming, as these activities help to establish the transitional nature of rural areas."

Thank you for your consideration and the opportunity to provide my testimony.

Sincerely,

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

Jonathan Kindred
President