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To: <planning@mauicounty.gov>
CC: Jodi Takeuchi <jtakeuchi@soleilmanagement.com>
Date: 9/21/2020 9:46 AM
Subject: Maui Planning Commission Special Meeting September 22, 2020
Attachments: PELOA MPC Testimony 9_21_20.pdf

Please find attached written testimony pertaining to Agenda Item B of the subject meeting.

Respectfully submitted,
Jonathan Kindred

Plantation Estates Lot Owners Association
10 Hoohui Road, Suite 302
Lahaina, Hawaii 96761
(808) 669-9030

September 21, 2020

Lawrence Carnicelli, Chair
Maui Planning Commission
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

By email to: planning@mauicounty.gov

Subject: Request to Redesignate Plantation Estates to Rural Residential

Dear Mr. Carnicelli:


We write to request that Plantation Estates be designated Rural Residential in the West Maui Community Plan. We also request that Section 3.7, Areas of Stability, be changed to apply to areas "North of Makāluapuna Point *outside the Kapalua Resort*".

This change is needed because Plantation Estates, which is part of the Kapalua Resort, is just north of Makāluapuna Point. Plantation Estates also is within the Maui Island Plan's Rural Growth Boundary. (See Maui Island Plan maps B-02, B-03, C-02, C-03 and C-04). Section 3.7 of the Draft Plan states that Areas of Stability "should remain the same." This language might be interpreted to effectively render the MIP rural growth boundary meaningless if the Area of Stability were to include Plantation Estates. That appears inconsistent with Maui County Code 2.80B.070, which provides "Community plans shall implement the general plan's vision, principles, goals and policies." Changing this Area of Stability to "North of Makāluapuna Point *outside the Kapalua Resort*" would ensure that the Maui Island Plan's rural growth boundary designation would remain effective. Also, such a designation would respect other Maui Island Plan provisions regarding Resort Destination Areas, in which Plantation Estates lies.

The "Areas of Stability" section of the Draft Report was prepared during the COVID lockdown and was presented for the first time to CPAC for its final meeting. As noted in the minutes, that section had not been seen, discussed or voted upon previously. It was not on the agenda. The intent of the final meeting was for Committee members to propose amendments to the plan as a whole and to vote on transmitting the plan (with amendments) to the Maui Planning Commission. Considering that context, considering the Maui Island Plan's rural growth boundary, and considering that CPAC was unable to reach a decision on our neighborhood in three separate votes, it seems understandable why a clarification is now needed.

We are a peaceful residential community with homeowner residents who are conscientious contributors to our West Maui community. We ask that our voices be heard as part of this community planning process.

Very truly yours,



Jonathan B. Kindred, President
Plantation Estates Lot Owners Association