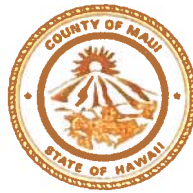


MICHAEL P. VICTORINO
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MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director




**DEPARTMENT OF PLANNING
COUNTY OF MAUI
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June 18, 2020

MEMORANDUM

TO: MAUI PLANNING COMMISSION

FROM: MICHELE CHOUTEAU MCLEAN, AICP, PLANNING DIRECTOR 

**SUBJECT: COMMUNITY PLAN ADVISORY COMMITTEE'S
RECOMMENDATIONS TO UPDATE THE WEST MAUI COMMUNITY
PLAN**

On behalf of the Planning Department and West Maui Community Plan Advisory Committee (CPAC), I am pleased to transmit to you the attached copy of the Draft West Maui Community Plan. This draft was approved by the CPAC as the update to the 1996 West Maui Community Plan.

The Plan, once adopted by the County Council, will guide future growth and development in West Maui over a 20-year timeframe. As established under Chapter 2.80B of the Maui County Code (MCC), the Plan outlines the community's vision for its future and the road map to achieve this vision. The goals, policies and actions set forth in the Plan will guide the County in its planning, programs, projects and decision-making. Community plans should be aspirational, yet realistic and implementable and include the many voices from the community and County agencies.

The Planning Department began the update process in early 2017 with research, data collection and agency coordination. We engaged the community in the process over the course of many months through interviews, small group talk story sessions, meetings, workshops, open houses and online activities. The CPAC conducted their review of the Draft Plan from July 2019 to May 2020. Research papers and summaries and materials from all community engagement activities and CPAC meetings are available online at www.wearemaui.org.

The foundation of the Draft Plan is the community's vision and five goals, and it is organized by sections. Section 1, Plan Framework, sets the stage by providing an overview of the planning area and update process, key existing challenges, and a vision for the future of West Maui. Section 2, Policy Framework, is organized by the five goals and includes policies to help achieve the goals and vision. Section 3, Growth Framework, directs how West Maui will change over the next 20 years and it includes the Community Plan Map. Section 4, Implementation and Monitoring, outlines a series of actions that will help implement the goals and vision.

The CPAC had in depth discussions and heard testimony from the community on numerous topics throughout their review of the Draft Plan. Some of the key challenges discussed included the growing population and impact of the visitor population; the need to ensure adequate services such as water, wastewater and parks; how to address traffic congestion and lack of mobility options; the shortage of affordably-priced housing for residents; the impacts of climate change and sea level rise; and the need to care for West Maui's natural and cultural resources. The CPAC discussed what areas should change over the next 20 years to accommodate growth and community needs, and what areas should be protected and stay the same. They had many discussions on the relationship of the Maui Island Plan Growth Boundaries and the Community Plan Map, and how to designate existing agricultural subdivisions within the Rural Growth Boundary. The CPAC made recommendations throughout their review process to address these challenges. At times the CPAC had consensus on their recommendations, and other times members strongly differed in their opinions which resulted in close voting margins. The Draft Plan represents the recommendations of the CPAC as the collective voice of the community.

Per the County Charter and MCC, the Maui Planning Commission is tasked with reviewing revisions to the General Plan, including community plans. Beginning with the scheduled July 28, 2020 public hearing, you will review the Draft Plan over the course of six meetings as outlined in the enclosed schedule. Additional meetings can be scheduled if needed, however the Department must transmit the Draft Plan with your recommendations to the County Council within 180 days of the public hearing. Therefore, we respectfully request that your Commission complete its review by early December 2020 at the latest to allow sufficient time to finalize the updated Draft Plan for transmittal to Council in a timely manner.

Mahalo for your time and dedication to this important planning effort. We look forward to working with you over the next several months.

Attachment

xc: Michele Chouteau McLean, AICP, Planning Director
Pamela Pogue Eaton, Planning Program Administrator
Project File
LRD Correspondence File

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