

May 8, 2020

ATTN: WEST MAUI CPAC
Department of Planning 2200
Main St., Suite 315
Wailuku, HI 96793

By email to: wearewestmaui@mauicounty.gov

Re: Testimony Regarding Designation of Plantation Estates as Rural Residential

Dear CPAC Members:

I submit this testimony personally and on behalf of GFM Partners LLC to supersede and clarify previous on-record statements made on my behalf by Mr. Adam Quinn at the March 4, 2010, West Maui Community Plan Advisory Committee (“CPAC”) meeting. I own and operate Hua Momona Farms LLC on the GFM Partners LLC Lot 23 in the Plantation Estates HR II subdivision, with an area of about 25 acres, and being TMK (2) 4-2-009:023. The farm has been providing product for just over a year and in that time I believe it is in the top 5-7% of Hawaii farms on an annualized dollar volume basis. I feel we have become a relevant food producer and 100% of our product is consumed in Hawaii.

I am unaware why I came to hear that board members of the Plantation Estates Lot Owners Association (“PELOA”) had testified before you that 100% of Plantation Estates lot owners agreed with Rural Residential designation for the West Maui Community Plan. I reviewed the record and did not hear this from PELOA leadership. Jon Kindred is on record stating only that a majority of lot owners agreed with the Rural Residential designation, which I do not dispute.

I have not previously objected to PELOA management’s work with CPAC for a Rural Residential designation because I believe that designation makes sense for most of Plantation Estates. Unfortunately, the oral testimony of Mr. Adam Quinn may have led those in the room on March 4 to believe that I had previously objected to PELOA regarding its work with CPAC on a Rural Residential designation. I have been aware of that work and believe that PELOA has correctly represented the facts to CPAC that most owners support the Rural Residential designation. Additionally, prior communication on such work has been delivered to all Plantation Estates lot owners.

Therefore, I disagree with statements from the CPAC Chair that PELOA leadership misled the Committee from the beginning, and I respectfully request the CPAC Chair to retract those statements in light of this clarification.

Additionally, I believe that at least a majority of the lots in Plantation Estates beneath mine (e.g., at a lower elevation) are likely commercially unfarmable for soil-based products. That belief is based on assessments from our head farmer and others with similar credentials. In this

connection, Maui Land and Pineapple made a decision years ago to no longer commercially farm that land beneath mine. Among other factors, most Plantation Estates land has many layers of plastic weed control debris descending many feet into the soil, which is left over from years of pineapple farming, and which makes soil-based commercial farming untenable. As an exception, my lot 23 is located near the top of the development has no such debris.

I seek a path forward for GFM Partners to retain the protections and freedoms of operation afforded to agricultural land while understanding the logic of, and not opposing, transitioning other lots in Plantation Estates to Rural Residential.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary W. Grube". The signature is fluid and cursive, with the first name "Gary" being the most prominent.

Gary W. Grube
Individually and as Manager of
GFM Partners, LLC