

February 25, 2020

ATTN: WEST MAUI CPAC
Department of Planning
By Email to: wearewestmaui@mauicounty.gov

Testimony in favor of classifying Plantation Estates as Rural Residential

Dear CPAC Members,

I have learned that the West Maui CPAC may be divided on whether Plantation Estates lots should be classified Rural Residential or Agricultural in the updated West Maui Community Plan. I am a full-time resident in Plantation Estates. I have been a Maui resident for nearly 20 years. It is clear to me, based on the CPAC land use guidelines, that Plantation Estates meets the CPAC criteria for Rural Residential.

“Rural residential areas are generally developed with large-lot subdivisions, family farms, and estates. This designation serves as a transition between agricultural areas and more urban development.”

- a) Plantation Estates (PE) was initially created in 1990 as a neighborhood which is rural in character consisting of low-density large lots.
- b) Many PE lots have a significant percentage of land area which is unusable for either farming or development due to steep gulches. For example, almost 50% of my lot is unusable due to steep gulch.
- c) PE is in a transition zone lying between agricultural lands and the more commercial and residential areas of the Kapalua Resort.
- d) Recent CPAC designation of the Kapalua central resort area as Small Town Center adds support for PE as a transition zone.
- e) PE does not rely on the County for roadways, water, sewage or garbage collection. Rural Residential classification will not require county capital spending on infrastructure.
- f) It is my understanding that RU-2 zoning was created a few years ago to allow for low density rural communities such as PE.

I appreciate the time and effort invested by CPAC members and the Planning Department on this challenging process. I respectfully urge your support for the Rural Residential classification of PE.

Sincerely,

Michael Gronemeyer
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