

Testimony for West Maui Community Plan

From: Michele Lincoln <lincolnmichele@yahoo.com>
To: <planning@mauicounty.gov>
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Subject: Testimony for West Maui Community Plan
Attachments: Mime.822

Ideal for community gardens/agriculture park along with a food hub/co-op for distribution, please include language in the community plan to support a large community park in Lahaina. It will promote safety, well-being, and food security for the entire community.

A policy in the community plan could help ensure a large parcel of land is designated for a future expansive community park.

In summary, please correct the wording in the community plan regarding the Pioneer Mill acquiring land from Hawaiians. Truthfulness is important. It may even help support the enforcement of legislation relating to quiet title actions.

Secondly, please include a policy to encourage affordable housing in perpetuity for all residents.

Finally, please include a policy to encourage a large community park within the Lahaina district and promote urban agriculture.

Thank you!

Michele Lincoln
(808) 385-3157

May 2020 Revised Testimony for West Maui Community Plan

After quickly looking over the draft plan, I have two questions/issues you may be able to help me with.

1) On page 23 it still quotes a source saying Pioneer Mill Company acquired the lands...Just because something is sourced doesn't make it true. Obviously some of the land was taken illegally since Hawaiian heirs are prevailing in court. Though it didn't pass this session, the state senate bill SB749 addressed this issue.

Since the West Maui Community Plan is an official document with some force of law, would you agree that the language concerning this controversial issue be as accurate as possible? Can you please change it before submitting to the Maui Planning Commission and County Council?

Here is a suggestion to add to the community plan Section 1/Plan Framework following this quote on page 23:

While western businesses in the Lahaina region thrived throughout the 1800s, Hawaiian residents were losing their lands and access to water for traditional agriculture. Between the 1860s and 1920, Pioneer Mill Company's predecessors acquired the lands of Hawaiian residents (Maly and Maly 2007: 13). However, some of the parcels were only leased. In subsequent sales, the leased lands were sold. When the Pioneer Mill Company closed in 1999, all the land was sold, even the properties with questionable titles. Due to this practice throughout the islands, quiet title claims have increased dramatically. Court rulings in favor of lineal heirs and proposed legislation for mediation are some of many actions necessary to remedy these contested land titles.

2) On page 27 and other pages it has the projections for the Growth Framework. Unless I missed it in the draft plan, several discussions included limiting the island's capacity rather than developing to accommodate demands.

Also, Tamara Paltin testified the county council is working toward reverting short-term vacation rental properties that were previously housing apartments/condos back into long-term housing to meet the demand without more developments.

Stopping vacation rental uses in residential neighborhoods was an immediate solution to the housing demands. Especially since tourism will take a while to recover, now would be an excellent time to make these changes.

I read the draft really fast so this information may already be in there. If not, can this information be added before sending to the next councils and commissions for approval? The growing population, adequate services, and where will new residents live in the community plan is from government generated resources. The CPAC had other options, which are appropriate to put in the West Maui Community Plan. Here are some suggestions to include on page 27:

A Growing Population

The West Maui statistics of growing population, adequate services, and where new residents will live is from government generated resources. The West Maui Community Plan recognizes these issues by considering alternatives.

The population of West Maui increased from just over 22,000 in 2010 to nearly 25,000 in 2017.

Population growth during this period occurred at a faster rate in West Maui than the rest of Maui County and the state (ESRI, 2017). From 2004 to 2016, 59 percent of Maui County's population growth came from natural increase (local births minus deaths), 35 percent from international migration, and six percent from domestic migration (DBEDT, 2017). West Maui is also a popular visitor destination and one of the largest employment centers in Maui, drawing an estimated average daytime population

of 63,706 persons. This includes about 10,287 residents who remain in West Maui during the day, 19,868 workers from West Maui and elsewhere who commute to West Maui, and 33,551 visitors (ESRI, 2017) (DBEDT, 2017).

How will West Maui ensure adequate services?

The increased number of people living, working, and spending time in West Maui is putting a strain on housing, roads, transit, infrastructure, and other resources. With the population of West Maui projected to grow to 33,754 by 2040, demand for housing, water, and other infrastructure will continue to grow. Planning to ensure sufficient water, wastewater, and other services for existing and new development will be challenging for the County and other service providers.

Considering the limited resources of an island, growth will be determined by capacity availability. Additional roads, housing, water and wastewater infrastructure will be limited to ensure quality of life for residents, environmental protections, and cultural preservation.

Where will new residents live?

By 2040 it is estimated that West Maui will need a total of 13,358 housing units to accommodate resident demand (County of Maui, Land Use Forecast, 2014). This would require building an additional 5,288 new homes, or about 251 (330 including non-resident demand) housing units per year from 2019 to 2040. For the period 2008 to 2017, development of new homes in West Maui did not keep pace with demand.

Though government statistics forecast housing demands met with building additional units, the West Maui Community Plan suggests other alternatives. Convert existing structures like the former Travelodge Motel/Anchor Square into housing units. An immediate remedy for the housing shortage is to stop residential short-term vacation rentals. Another option is reverting short-term vacation rental condominium/apartment properties back to their original residential designation. In addition to the development of Hawaiian Homelands and truly affordable housing in perpetuity, these options for increasing housing units to accommodate resident demands are recommended.

Maui Planning Commission

Please forgive my late testimony for the July 28, 2020 meeting. I was planning on attending the meeting in person but changed my mind due to growing numbers of COVID-19 cases on Maui. Computer challenged, the bluejeans options is for other folks more qualified to participate.

Please support the "central park" located adjacent to Lahainaluna Road on Kamehameha Schools/Bishop Estate property. A public park on private property would be ideal to allow for appropriate income producing entities to help fund park amenities, maintenance, and security.

Enterprises like food trucks, farmer's markets, cultural and eco-tours, events, weddings, rental kiosks, native plant nurseries and future harvestable trees are just a few options. With the limitations of development on this property, a park could be a great solution for the land-trust uses.

Currently neglected, the property is prone to fires near residences, businesses, schools, water and electric infrastructure. Some homes bordering the property burned down from Hurricane Lane's wildfire. The property is also included in the next phase of the USACE Kahoma Flood Control project so perfect for recreational uses.

Connectivity would be ideal with bicycle and walking access from the densely populated region and school facilities to the skate park, aquatic center, Boys and Girls Club, ball fields and the heart of Lahaina. When the Greenway gets developed it would be accessible from the park too.

There are many reasons to support the development of a park in the location designated by the CPAC—connectivity, safety, public enjoyment, new business opportunities, scenic vistas, and ideal place for cultural and historical preservation.

Thank you for your consideration,

Michele Lincoln

Lahaina HI

(808) 385-3157

