

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

February 25, 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 (Reference Agenda Item C of February 27, 2020 Meeting)

Dear CPAC Members,

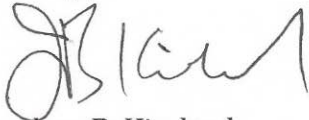
On behalf of the Board of Directors of Plantation Estates Lot Owners Association ("PELOA"), I offer this written testimony as supplemental to that submitted on July 23, 2019, November 1, 2019, December 13, 2019, and January 20, 2020. This testimony summarizes the reasons why we believe Plantation Estates should be designated Rural Residential in the West Maui Community Plan.

- Our community lies within the Rural Growth Boundary in the Maui Island Plan.
- We are an established neighborhood which is rural in character and clearly matches both the textual definition and imagery of the Rural Residential designation.
- We do not seek more density in our community. We are willing to accept a condition associated with our Rural Residential designation limiting lot sizes to no less than two acres (RU-2). This would be precisely the same as the existing zoning restriction on lot sizes in our community.
- We are part of the Kapalua Resort Association, and the broader Kapalua community has offered testimony supporting our designation as Rural Residential.

- Plantation Estates is a transition zone lying between the larger agricultural lands north and mauka of the Kapalua resort and the more commercial and residential areas of the resort. Recent CPAC designation of the Kapalua central resort area as Small Town Center reinforces our positioning as such a transition zone as per the Rural Residential definition.
- Designating Plantation Estates as Rural Residential will hence benefit that portion of the West Maui community most impacted – namely the Kapalua resort.
- We seek to preserve harmony in our community.
- We want the right, but not the obligation, to engage in farming activities in our community. Clarifying that could lower our requirements for irrigation water.
- We are not reliant on the County for roadways, water, sewage or garbage collection. Designating us as Rural Residential will have no negative impact on County infrastructure.

PELOA would like to thank all members of CPAC as well as the Planning Department for the time and energy you have given to these proceedings. We appreciate your consideration and respectfully urge your support.

Sincerely,



Jonathan B. Kindred
President