

To: West Maui CPAC

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1. When making recommendations use the words that have legal affect:

**SHALL, REQUIRE, PROHIBITE**

**Avoid vague terms**, like: encourage, discourage, promote

2. Beginning on page 3-1, the draft plan uses a chapter title that I find offensive. It is entitled: "**Section 3 GROWTH Framework**". From the beginning, this draft plan is assuming that there will be significant growth in West Maui, without leaving it up to the Community Plan Advisory Committee to make recommendations on what changes they would like to see in their district. They may want "no growth" or "little growth".

A more appropriate title would be: "**Section 3 Change Framework**";  
or "**Section 3 Plan Framework**". Leave out the word "**Growth**".

3. Part of the problem with growth comes from the Planning Department's slavish reliance on the State's DBEDT population and housing projections that merely continue the trends of the past, even if those trends are not what people want. [What else could you expect from a Department established to promote Economic Development and Tourism?] For example, those State projections show a strong growth of population in West Maui and the Planning Department has gone ahead and made those projections a foundation for this draft plan.

The directions contained within the Maui County Code for the preparation of a community plan make it explicit that population projections may be one way of looking at changes to be incorporated in a plan. The alternative (cited twice in the Maui County Code) should also be used, i.e., a plan should be prepared based on what people would like to see in their district -- their desires.

Here is the actual Maui County Code wording:

**MCC 2.80B.030.E - General plan.**

**Section E** The general plan shall: indicate **desired population** and physical development patterns for each island and region within the County;

In addition, in **MCC 2.80B.070 E.**

E. Each community plan shall contain:

13. A statement of **desired population** density including visitors and residents;

Feel free to disregard the population and housing projections given to you by the Planning Department. They use population projections from the Department of Business, Economic Development and Tourism that are always indicating additional population.

The Maui county code states that community plans should have the **DESIRABLE** population, and not necessarily a number projected by DBEDT.

4. The *Maui Island Plan* is a framework for each of the six community plans on Maui Island. The Draft Plan totally ignores the **MAUI ISLAND PLAN** that provides the framework for this planning effort. You will find in the Maui Island Plan both **urban and rural growth boundaries** and descriptions of the type of development that should be found in each sub-area of West Maui. The Maui Island plan was created to provide your CPAC with a good framework to work from. The draft that you now does not reference that framework.

5. Accurately consider the infrastructure of West Maui and in particular, traffic, water, wastewater, schoolroom capacity, access to beaches, parking, medical facilities, etc. That should help you develop a plan that reflects what would be desirable.

6. Make sure you leave room at the end of your planning process to include a strong section on PLAN IMPLEMENTATION, with requirements for who will implement the plan and the schedule that they need to use to enforce the provisions that you recommend.

7. Another way of looking at the basic planning goals is to ask what a normal, healthy, well-functioning town would have as a mix of uses. Clearly, the ratio of tourists to residents is now too high, and the ratio of expensive homes to truly affordable homes is too high as well. What about the ratio of commercial to industrial uses? Number of parks per resident? Commercial beach parks to noncommercial ones? Other ratios? Standard ranges of ratios exist, and the community plan is the tool that should be used to bring things in West Maui back into balance.

8. The other problem with assuming growth is that it ignores the carrying capacity of the region. Clearly, West Maui has already exceeded its carrying capacity in terms of wastewater and traffic, as reflected in degraded offshore ecosystems and reduced quality of life for commuters and West Maui residents. Until there are solutions to these infrastructural challenges, there should be no more growth; the only exception should be for truly affordable housing, and that is only because the authorities have let it get this bad. No more infrastructural capacity should be given to commercial, hotel or industrial uses until the affordable housing crisis in the region is solved.