

A snapshot of online responses to the Infill Alternative

What do you **LIKE** about this alternative?

I like this alternative the most. With homes, business, and schools all close together, people can walk or bike to where they need to go. It preserves our open space and beauty of Maui. This alternative should help to alleviate traffic. I firmly believe we are near a tipping point on West Maui. We need to preserve our ag land and open space. With tourism our number one industry, we must maintain the beauty of the land so people will still want to visit. The traffic is already so bad, it is affecting our quality of life.

This makes the most sense in terms of extending and supporting existing communities. Development needs supporting infrastructure. Our existing infrastructure is stretched to the breaking point already. Infill development can take advantage of existing infrastructure, and support already existing community services.

It has the least expansion of the plans so seems to reflect our views the most.

I like that this creates a possibility of allowing multifamily building in Lahaina town. There is a crisis in the lack of small cheap rentals. The County needs to modify their zoning to allow micro apartments in Lahaina town center and eliminate the parking requirements. There are 100's of people who work in town that don't own cars are commute by bike.

I like utilizing the available spaces. Please make sure that they are not zoned for short-term rentals. If you are going to increase high-density housing, then make it accessible to the people who live and work here.

Lessor of all the evils that are being considered. Least amount of growth impact on a town that is forced to funnel traffic, and house extra bodies.

What do you **DISLIKE** about this alternative?

This plan does not provide sufficient growth in housing options. We need more affordable housing options on the West Side in order to enable working families to live closer to where they work. We will otherwise exacerbate one of the biggest problems already existing on Maui - namely the horrible traffic conditions on the only one road to the other side. Additionally, this plan keeps too much area designated as Agriculture. The economic reality is that much of these areas will never be truly farmed and there is insufficient water to support that. Areas including Plantation Estates should be designated as Rural Residential to be consistent with actual use, and at any rate agriculture can be pursued in Rural Residential areas.

May not provided enough growth opportunities, especially for workforce and lower income housing. The status quo, though comfortable for some, may not adequately address the very high need for more housing options.

What I'm not seeing in any of these plans is provision for open space and public parks. These are sadly lacking throughout our island, and those few that exist are shamefully under maintained.

Absolutely no more hotels, resorts, condos and market price housing. In addition no new construction dedicated to our visitors including retail, commercial and million dollar homes.

The only construction and development that should be allowed is those that will benefit the residents. We have always catered to our visitors and it is time we put our residents first. It's about time that we put OUR people first. We should be spending our money and resources on our infrastructure. We need affordable homes, we need better roads and highways, we need our hospital. We are far beyond our carrying capacity and we should not be trying to attract more visitors when we cannot accommodate the numbers we currently are serving.

A snapshot of online responses to the

Expansion Alternative

What do you LIKE about this alternative?

Almost everything. This alternative is most consistent with the vision. It enables sufficient growth to ensure our community offers a range of housing options and encourages more visitors which are essential for our economic vitality. Most importantly it also applies the Rural Residential designation to areas that are currently designated as Agricultural but should not be based upon current usage and basic economic factors (for instance, Plantation Estates and Launiupoko). It is simply not practical to force property owners to farm if it is not economically viable (further it is an undue burden on our County resources to monitor and enforce farming requirements in such areas). Rural Residential was adopted in the Maui Island Plan for very good reasons in these areas and the Community Plan should likewise implement Rural Residential as indicated in this alternative.

Absolutely nothing. Growth this large would be highly detrimental to this island, especially for Kaanapali. There would never be enough infrastructure to handle the amount of people this plan would bring. There would be increased crime. Say goodbye to beaches with clear water, reef, and marine life. Tourists do not come to Maui for this.

I like this because I am hoping for more options for families who live here and need places to live. I think that there is room for more development in West Maui but no more resorts, short-term rental places, new communities that will just be purchased by mainlanders etc. The new communities should have a caveat that you must live on the island full-time.

Anything that will help our residents purchase their own homes. Any affordable housing options.

Absolutely nothing! West Maui can not support this level of growth.

We need to address the severe lack of housing in West Maui. This alternative would allow us to do that. My concern is that even if we designate these areas for growth, that may not occur if the landowner is not proactive. Kaanapali is a perfect example. Their Kaanapali 2020 plan has been approved for quite some time and nothing has happened.

What do you DISLIKE about this alternative?

Anything that is being created to cater to our visitor! No more retail space, no more condos, no more hotels.
The only construction and development that should be allowed is those that will benefit the residents. We have always catered to our visitors and it is time we put our residents first. It's about time that we put OUR people first. We should be spending our money and resources on our infrastructure. We need affordable homes, we need better roads and highways, we need our hospital. We are far beyond our carrying capacity and we should not be trying to attract more visitors when we can not accommodate the numbers we currently are serving.

The exact opposite of what we asked for. No rezoning and development of Launiupoko! Leave Olowalu alone, should be ag / rural. Kaanapali is out of control, we cannot support this amount of growth on the west side. Leave our Ag land as Ag zoned.

The conversion to Rural Residential in Launiopoko is unacceptable and not what we asked for in the meetings. The expansion of Kaanapali and rezoning is unacceptable, we need less of this not more. The rezoning above Kapalua\Napili is not what the community wants.

I dislike that this builds everything out to the extreme borders of the growth areas. I dislike that Olowalu has expanded rural residential and residential and would have small town centers. I dislike that Kā'anapali has a new resort, urban centers, and expands so far mauka. I dislike that Lahaina Town has sprawled. I dislike that Makila is no longer Agriculture. I dislike that Launiupoko is no longer Agriculture. I dislike that the Industrial area is too close to homes. I dislike that there are no designations to show the connectivity of all of the build out. I dislike that there is residential and neighborhood center in a random agricultural area. I dislike the rural residential in Honolulu.

I dislike this whole alternative.

A snapshot of online responses to the Centers Alternative

What do you **LIKE** about this alternative?

Reasonable growth hopefully with better opportunities for a diversified economy for our kids.

Overall, I like this option, and it makes sense conceptually. BUT, it still needs to be contingent on the expansion of transportation options. We can not significantly increase the traffic on our choke points without causing a lot more time spent in unacceptable traffic. At the very least, tie this option to the completion of the Lahaina Bypass north. Also consider funding better worker bus/shuttle services to consolidate trips through the area.

Ka'anapali and Ka'anapali town north (as long as they are built as housing/ town for the residents, i.e. workforce), could help with congestion and housing crisis. Like the urban center component of Ka'anapali North, as well as the town center.

I like Olowalu, Launiupoko, and Kapalua staying agriculture.

Follows Key Land Use Planning Principle - A key principle of good land use planning is to continue developing areas where existing development is already located; where infrastructure already exists or is available nearby. This plan mostly follows that principle by placing new development adjacent to existing similar land use.

We support concentrating development to areas near infrastructure and transportation. Traffic is one of our biggest problems on West Maui.

Provides some development alternatives around Kaanapali but this must accommodate affordable housing for workers on the West Side. Build out of the areas indicated in Kaanapali should not be completed unless the Bypass is extended to bypass these areas. Otherwise, the current traffic congestion will be extended to Honokowai.

What do you **DISLIKE** about this alternative?

This alternative maintains too much land in the Agricultural designation. Areas such as Plantation Estates and Launiupoko should be designated as Rural Residential reflecting actual use and economic reality. Rural Residential still enables farming for those who want to pursue it, but does not force property owners to do something economically unviable and does not commit County resources to undue burdens in monitoring farming activities. Also this alternative is not consistent with the Maui Island Plan which was adopted after substantial consideration of these important subjects.

Far too much development around Kaanapali. Too much non residential development, the only thing that should be built from now on in West Maui is affordable homes. No more hotels and mansions. Still need to shrink the boundaries around Makila.

There should also be some new neighborhoods for people who live here full time. There is plenty of space. Kauai seems to have more new development neighborhoods. They should not be allowed to be used for short-term rentals however.

Not enough landscaping park and open space throughout the plan. There should be an 250 foot open space setback line along the entire length of the current and future bypass highways to preserve makai oceanviews and mauka mountain views in perpetuity. Kaanapali South should be set back from Honoapiilani Highway with a landscaping open space buffer. This is the entry experience to Kaanapali Beach Resort, should be carefully landscaped. We do not need more development for developments sake. Meet worker housing needs first.

Similar sentiment as the previous one. No local people need urban or small town centers in Ka'anapali right above whaler's village because they will only be utilized by those people whose life revolves around a golf course.

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Dispersed Growth Alternative

What do you **LIKE** about this alternative?

This is the second best approach if growth is to be in areas other than existing population centers.

This is my favorite alternative because it results in fewer negative impacts to West Maui communities/neighborhoods and probably is the most realistic growth scenario for West Maui. Growth in the area is severely constrained by geography. The area does not have the capacity for a large commercial port, airport, or interstate type of highway.

Better than wild expansion. To the extent that growth is seen as a negative by many, this option seems to spread the pain widely, but with somewhat less impact.

Seems to have a better balance between development in Kaanapali and Lahaina. Bypass should be extended to North Kaanapali in order to ease congestion that would otherwise certainly occur even with this plan.

To achieve other goals, may be necessary to distribute limited growth throughout area where there is adequate infrastructure that can currently accommodate more growth. However do not emphasize spreading growth throughout area. Focus on infill /compact development.

This would be a good compromise.

The development in Kahana, although it needs to be affordable homes only.

The infill portion of the proposal is fine. We need housing especially for the local market. Moderate growth of existing urban/rural centers that also provides the needed infrastructure is necessary for healthy communities.

What do you **DISLIKE** about this alternative?

The zoning in Laniupoko and Olowalu is totally wrong, absolutely no residential there! Stop listening to developers, just because they bought the land doesn't mean we have to let them build on it. Still too much development around Kaanapali.

DO NOT change existing designated Agricultural lands! Do not allow for Makila to be converted to NON Agricultural! DO not expand in Olowalu as that will bring traffic in and out of West Maui to a HALT! DO not expand existing areas along West Maui as the infrastructure does not support doing so. We have limited resources and this proposed growth will put lives in danger due to not having proper roads, water and electricity to support these new areas.

This seems the least "planned" of the alternative, but rather a jumble of sub optimal compromises. It would also be criticized for seemingly favoring specific developers. The portion of Makila targeted for expansion in this option is owned by a well know and influential developer, and there is already talk about how just his proposed (high density in a currently ag area) development would be supported while several others proposed nearby would be excluded. Also, the Makila area specifically would need to be served by septic systems (sans public sewer expansion south), which should be deemed unacceptable for any high density development.

Kaanapali does not need another hotel. No where on the west side do we need more hotels. Keep Kaanapali with limited development. Tourists could probably stay home to see strip malls, houses, and traffic. Why further pollute Maui's top tourist area?

We strongly dislike Plantation Estates as Agriculture. We feel Rural Residential is the ONLY appropriate Zoning.

This amount of growth would destroy the town of Lahaina. Lahaina town is a no way ready or capable of handling that amount of growth. This growth plan would destroy this town, and its historical value.