

## PSLU Committee

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**From:** Karen Comcowich <kcomcowich@yahoo.com>  
**Sent:** Saturday, February 6, 2021 4:07 PM  
**To:** PSLU Committee  
**Subject:** Testimony for West Maui Community Plan

Aloha Maui County Council Members (PSLU, Committee),

This is a written copy of my oral testimony from the February 4 meeting regarding the West Maui Community Plan.

Thank you for your time,  
Karen Comcowich  
Lahaina, HI

Aloha Maui County Council Members,

I am speaking for myself, but I was on the CPAC.

First regarding Kamehameha school's testimony about the Parks and open space south of Lahainaluna in the community plan. While this would be a great area for a public park, Agriculture expansion would also benefit the community, this could be an agriculture park. The community needs a large park within walking distance of Lahainaluna, expanding the park in the Maui Island Plan Growth boundary south of Lahainaluna towards the existing community park would benefit the community.

I support expanding the historic district, but it is essential to phase out vacation rentals in the historic district, currently allowed without a permit.

It is important to remember that this is the West Maui Community Plan. It is not intended to be a developers plan, nor a off-island owners plan, nor a realtors plan. Changes made to the maps do not reflect the broader communities desires.

First, **Changes in land use designations to Industrial including near the Wastewater Treatment Facility and the area North of Lahainaluna road.** Both the Employment Center Designation and the Urban Designation as recommended by CPAC allow light industrial. The Industrial Designation "*is intended to permit intense industrial and manufacturing activities that could include noxious uses.*" This designation is not appropriate near the future Hawaiian Homes nor our largest resort community, and especially not near Lahainaluna where many residents live. Light industrial allows the uses that would be appropriate for these areas. We do not need or want heavy industrial on the West Side of Maui. This does not affect current use.

I support **Maintaining Agriculture designations for "Gentleman Estates" including Launiupoko, Puanoa, Olowalu and Plantation Estates,** These properties were divided, bought and sold with an agriculture designation. It benefits the community's long term food security to maintain this designation. Much of the land has been degraded by bad farming techniques but can be revitalized through regenerative farming. All of these areas have potential to increase Maui's food security if they are taken care of by farmers. ***Plantation Estates*** benefits from being in one of the wettest spots on

West Maui, please include this in the agriculture designations as per West Maui CPAC recommendations.

The owners at Plantation Estates have been very active in this process, and while I find them to be lovely individuals, it is important to note that **out of 103 lots, with 53-56 single family homes currently built, there are *only 10-15 full time residents*.**

The argument against changing to Rural Residential has very little to do with density. The West Maui Community would like to see Agriculture land and water used for growing crops.

Thank you for your time

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