



April 24, 2023

To: South Maui Community Plan Advisory Committee Members

RE: Ma'alea "Areas of Change; Areas of Stability" (3.3, 3.4, 3.5)

Aloha Chair Weltman and SMCPAC Members:

In our April 19th testimony on "Growth Framework" issues, we posed the questions:

***Should Ma'alea Village with its 564 individual units, 346 of them in short term rental, be reclassified as "Hotel/Resort" vs 'residential'? And**

***Where does the county planning department propose to locate the "Transit Oriented Development (TOD)" in the parking lots between Maui Ocean Center and Carls' Jr. to accommodate the 'mix of higher density, commercial, employment and residential uses' when the parking lots are already full for various events?**

Ma'alea history shows a 'hotel and café' located at Ma'alea Harbor in **1883!** The "Minatoya list" grandfathered in the majority of condominiums in Ma'alea, allowing short term rentals. Owners living in their units or rent long term, are exempted. Ma'alea Harbor, Harbor Shops, Maui Ocean Center, Pacific Whale Foundation, Miniature Golf Park and nearby Kealia Pond National Wildlife Refuge comprise a small rural resort community surrounded by ag fields and Ma'alea Bay. Let's settle the issue.

The CPAC's proposed TOD rewrite 'to study' a location makes sense. The Planning Dept. draft TOD reads "the need for a regional wastewater system is challenging, while having more residents and businesses to spread the cost of this system provides an opportunity." It doesn't mention that Ma'alea is outside of the Urban Growth Boundary.

County funds have already been allocated for a regional Ma'alea wastewater system, which has been deemed #1 priority by the State Department of Health. And, again, where would these 'new residents and businesses' be located in the parking lot between Maui Ocean Center and Carls Jr.? Don't confuse the issues. If the County is serious about the need for a permanent location for a transit corridor linking West, South and Central Maui, which has merit, efforts should consider all possible locations.

Mahalo for your continued efforts.

Lynn Britton, Co-Founder, and Immediate Past President, MVA