

# South Maui Community Plan Talk Story Tuesday

## Topics Discussed

Oct. 12, 2021 | 3:30 - 5:30 pm | Via Zoom

### General Topics Covered by All

- Flooding – Community members discussed the increased risk of flooding and property damage caused by development in and around coastal wetlands and drainage basins. There is concern that the proposed housing units on Waipu'ilani Rd will increase the flooding that already occurs at South Kīhei Rd and Waipu'ilani, along with neighboring residences, as more drainage areas are replaced with impermeable surfaces.
- Wetlands – The discussion included a desire for better managed wetlands. Examples were given of rubbish, feral cats and chickens overrunning South Maui's wetlands. Also yard/green waste is being consistently dumped in the wetlands when the green waste facility is closed (after hours).
- Composting – Participants expressed the need for a green waste disposal and composting area in South Maui with a possible location proposed near the Kīhei Wastewater Reclamation Plant.
- New development in Kīhei Mauka region – Participants discussed the development on marginal agricultural ranchlands mauka of Pi'ilani Hwy. They discussed the need for infrastructure, the use of recycled water, the protection of the watershed and the inclusion of affordable rural lots in the design of any future development.
- Types of housing projects – The discussion centered on the need for all types of housing including affordable, rural and mixed-income developments along with various unit sizes for all family sizes.
- Affordable housing – The group agreed that the current affordable housing process and available units needs improvement. Affordable units should be constructed better with quality materials, located in better areas and a variety of sizes and styles should be available. Units should include yards, shade, good airflow, air conditioning and not located next to loud highways or in flood zones.
- Tourism – The discussion centered on tourists, resorts and rental car companies paying their share of County infrastructure costs, paying more for tourism activities to decrease demand, and there needs to be more policing of short-term vacation rentals.
- Zero Growth – a member of the community wondered if zero growth is an option. There was discussion about zero growth within the 3.2 ft sea level rise zone, gulches and wetlands.

### Topics Introduced by an Individual Community Member

- Workforce/Affordable housing credits – Developers should no longer be allowed to transfer credits and build units in areas away from the market value developments as this adds to inequities.
- State Representative Tina Wildberger was in attendance and shared that she is currently working on legislation that will not allow 201h exemptions in wetlands, but needs community support to get the bill heard and through committee.

- Mobile home parks – The concept of mobile homes was introduced as a mobile, affordable, low impact, eco-village that can act as an infill solution, and could be moved if environmental issues (e.g. sea level rise, flooding) arise.

Unanswered Questions (answered after the completion of Talk Story Tuesday)

- What is the status of Dr. Amanda Cording’s Drainage Plan for South Maui?
  - Long-range division staff reached out to the Department of Public Works to answer this question. Their response was: *“The Maui County Public Works Department is reaching out to Dr. Cording and plans to have the Ecological Alternatives Analysis for Waipuilani and Kulanihakoi Districts finalized in the next few months.”*