

# Meeting Minutes

**Thursday, July 25, 2019**

Hyperlink to [Meeting Video](#)

## **Community Plan Advisory Committee**

**Attending:** Chair Kai Nishiki, Vice-Chair Jeri Dean, Joseph Aquino, Ravi Bugga, Yvette Joyce Celiz, Karen J. Comcowich, Donald Robert Gerbig, Aina Kohler, Hans Michel, Dylan Payne, Joseph D. Pluta, Leilani Pulmano

**Absent:** Dawn Hegger-Nordblom

## **County of Maui – Planning Department**

Pam Eaton, Long Range Planning Division

Jennifer Maydan, Long Range Planning Division

Dan McNulty-Huffman, Long Range Planning Division

Kate Blystone, Long Range Planning Division

Tiffany Bostwick, Long Range Planning Division

Jaime Paa, Long Range Planning Division

## **County of Maui – Corporation Counsel**

Mike Hopper, Attorney

Call to order at 5:32 p.m.

## **Welcome and Introductions (00:00 to 44:51 in Meeting Video)**

Pam Eaton welcomed CPAC members and audience. Sol Kaho’ohalahala gave a blessing and had CPAC members, County of Maui staff and audience participate in an ‘oli (chant). Councilmember Tamara Paltin, Mayor Michael Victorino, and Lahainaluna High School Principal Lynn Kaho’ohalahala gave opening remarks. CPAC members introduced themselves and briefly explained their reasons for joining CPAC. County of Maui staff introduced themselves as well.

## **Public Testimony for Election of Chair and Vice-Chair (44:51 to 1:10:00)**

Several testifiers asked questions of the CPAC, including affiliations with various developers in West Maui; who had Native Hawaiian ancestry; interest in environmental preservation; who is “of” West Maui; their vision of West Maui; and which members were appointed by previous Mayor Alan Arakawa. Testifiers expressed the need for a

strong and fair Chair and Vice-Chair who represents the community, can work with all interests involved, and does not have any conflicts of interest. Jen Mather and Jeremy Delos Reyes expressed their support of Kai Nishiki as Chair.

At testifiers' requests, Pam Eaton read aloud the roles of Chair and Vice-Chair. Ravi Bugga asked about the possibility of having multiple Chairs and Vice-Chairs that can rotate over the course of the CPAC process. Mike Hopper cited Title 2.80B and the CPAC's Draft Rules of Practice and Procedure and said that such a thing has never been done before. He said that he will look into it, but as of right now CPAC members are only electing one Chair and Vice-Chair as stated in the meeting agenda.

### **Election of Chair and Vice-Chair (1:10:00 to 1:30:08)**

Mike Hopper explained the process of electing a Chair or Vice-Chair. Joseph Aquino nominated Kai Nishiki for Chair, and Yvette Celiz seconded the nomination. Hans Michel nominated Joseph Pluta. Kai Nishiki nominated Dawn Hegger-Nordblom and said she would be happy to serve as her Vice-Chair. Mike Hopper explained potential issues with electing an absent member as Chair but said that it is possible if she has enough votes in her favor. Kai Nishiki and Joseph Pluta accepted their nominations and provided comments.

CPAC members voted: Kai Nishiki received 6 votes (Leilani Pulmano, Joseph Aquino, Yvette Celiz, Karen Comcowich, Ravi Bugga and Jeri Dean), Joseph Pluta received 4 votes (Joseph Pluta, Hans Michel, Donald Gerbig, Dylan Payne) and Dawn Hegger-Nordblom received 1 vote (Kai Nishiki). Aina Kohler abstained. Action could not be taken as 7 votes are needed.

After some discussion, members decided to take another vote. **Kai Nishiki was elected Chair with 8 votes** (Aina Kohler, Leilani Pulmano, Joseph Aquino, Yvette Celiz, Karen Comcowich, Ravi Bugga, Jeri Dean and Kai Nishiki), with Joseph Pluta receiving 4 votes (Joseph Pluta, Hans Michel, Donald Gerbig, Dylan Payne).

Joseph Aquino nominated Jeri Dean for Vice-Chair, and Yvette Celiz seconded the nomination. Aina Kohler nominated Joseph Pluta, and Dylan Payne seconded the nomination.

CPAC members voted: Jeri Dean received 6 votes (Joseph Aquino, Yvette Celiz, Karen Comcowich, Ravi Bugga, Jeri Dean and Kai Nishiki), and Joseph Pluta received 6 votes (Joseph Pluta, Aina Kohler, Hans Michel, Leilani Pulmano, Donald Gerbig, and Dylan

Payne). Both nominees provided comments, and Joseph Aquino vouched for Jeri Dean. Members took another vote, and **Jeri Dean was elected Chair with 7 votes** (Dylan Payne, Joseph Aquino, Yvette Celiz, Karen Comcowich, Ravi Bugga, Jeri Dean and Kai Nishiki), with Joseph Pluta receiving 5 votes (Joseph Pluta, Aina Kohler, Hans Michel, Leilani Pulmano, and Donald Gerbig).

## **RECESS/DINNER BREAK**

### **Public Testimony on Agenda Items (1:30:11 to 2:32:01)**

P. Denise La Costa provided words of advice and encouragement to the CPAC, and reminded them that the decisions they make will affect all of West Maui now and in the future.

Gunars Valkirs requested that Plantation Estates be assigned a Rural Residential designation and briefly explained his reasoning.

John Kindred urged CPAC members to designate the entirety of Plantation Estates as Rural Residential. As President of the Plantation Estates Lot Owners Association, he provided the reasons for his request. Joseph Aquino asked for clarification on community makeup. John answered that Plantation Estates is made up of retirees, business owners, owners of second homes. Approximately half of ownership is currently built out. Hans Michel asked about affordability; John replied that he is very supportive of affordable housing across West Maui, but that it needs to be done in areas that the County can balance infrastructure requirements. Karen Comcowich asked what qualities and characteristics John would like Plantation Estates to maintain and exclude with a Rural designation. John referred her to the Rural Residential designation description in section 3.3 of the Draft Plan.

Jen Mather requested that every member of CPAC as well as testifiers disclose any affiliations with employers and/or organizations for the sake of transparency.

Dick Mayer cited his previous background in various planning commissions and committees, including the General Plan Advisory Committee. He urged CPAC members to utilize words that have legal and definite effect. He found the chapter title "Growth Framework" in Section 3 offensive and felt that a more appropriate title would be "Change Framework" or "Plan Framework." He emphasized the need for CPAC members to make decisions on planned growth based on the desires of the community, not what is projected by State or County government, but also noted that CPAC members need to

follow the growth boundaries found in the Maui Island Plan. Dylan Payne asked if Dick felt that the Community Plan should agree with the General Plan. Dick replied that the Maui Island Plan growth boundaries were created as a framework for future plans, and that all Community Plans are supposed to comply with those growth boundaries. Kai Nishiki asked what Dick could offer the West Maui CPAC based on his experience; Dick replied that he's always available to talk and would provide them with his contact information. He also provided members and Planning Department staff with his written testimony. ([Link to written testimony](#))

Michele Lincoln read from her written testimony that she submitted to CPAC members. She requested specific changes to sections in the plan, including: 1) including statements in the community plan that contentious land issues exist especially in agricultural zones; 2) "Housing Demand to 2040" needs to emphasize that 73% of West Maui workers earn less than \$44,000 annually, and that a percentage of future housing is to be affordable in perpetuity; 3) historical preservation needs a higher level of scrutiny and protection measures; the community plan should require an independent cultural, archeological and historical report for future developments; and 4) putting a moratorium on Resort/Hotel development and instead putting resources toward affordable housing and agricultural related development. Resort/Hotel provisions should be related to managed retreat or construction to address the loss of eroding shoreline. ([Link to written testimony](#))

Kaimaile Makekau provided background to her family land ownership, and spoke about the unjust re-zoning of Hawaii Homestead lands. She urged CPAC members to think about the Hawaiian people and to not push them aside, and to help make Hawaii self-sustainable.

Peggy Robertson emphasized having a balanced community with affordable rentals, improved infrastructure, assisted living/24hr care and more parks.

Kekai Keahi voiced concerns about lack of water for future development, suggested that no more entitlements be given out until all past entitlements are given out, and expressed the need to focus more on Hawaiian Homes. Dylan Payne asked how we balance creating homes for Hawaiian people with putting water back into the streams. Kekai replied that we need to be more conscious of our limited resources. He emphasized the need to take into consideration the fact that we will have even less water in the future (due to restoring stream flow), as well as weather changes, when making decisions for the updated Community Plan.

Jeremy Delos Reyes supported a moratorium on development in West Maui due to limited resources. Joseph Aquino asked him to expound on that in regards to affordable housing; Jeremy replied that affordable housing only matters if it's in perpetuity, otherwise owners can just sublet, rent or sell at market prices. Hans Michel asked if Jeremy and his children have a house, and commented that any development, affordable or otherwise, needs to continue so that multiple generations aren't forced to live together in one house. Jeremy replied that he's not against affordable housing, he's against uncontrolled development; any affordable housing has to be in perpetuity, and not economically segregated. Kai Nishiki asked if Jeremy would support a moratorium on development in West Maui (except for affordable housing) until the West Maui Community Plan update is complete. Jeremy affirmed, and clarified that he wants a moratorium on commercial development – anything that does not support the local community.

Richard Iaconetti emphasized the need to focus on water, and the fact that there's not enough. He suggested doing a comprehensive study on the aquifer to find out how much is left. He also stressed having an island capacity, stopping injection wells, and managing coastal retreat.

Albert Perez stressed the important and powerful position CPAC members are in and encouraged them to stay involved even after the Community Plan update is completed; it will be their plan, and they will need to defend it.

Jennifer Vanderveur encouraged CPAC members to protect streams and gulches and making sure no development occurs in those areas. She emphasized the importance of utilizing various practices to ensure shoreline protection.

Darren McDaniel encouraged CPAC members to embrace the spirit of questioning things, including their own beliefs. He also stated that he is a proponent of no growth.

### **Adoption of Proposed Rules of Practice and Procedure (2:32:01 to 2:34:45)**

Mike Hopper briefly went over the Proposed Rules of Practice and Procedure for West Maui CPAC. ([Link to Proposed Rules of Practice and Procedure](#)) Ravi Bugga made a motion to adopt the Rules, and Leilani Pulmano seconded the motion. **The motion passed unanimously.**

**Training on Sunshine Law and Robert’s Rules of Order (2:34:45 to 3:02:11)**

Mike Hopper gave a PowerPoint presentation on the Sunshine Law and Robert’s Rules of Order and answered questions from CPAC members. ([Link to PowerPoint presentation](#))

**Reporting on CPAC Member Attendance at Previous Community Engagement Meetings and Events (03:02:11 to 03:08:11)**

Jen Maydan reported on Community Engagement meetings and events that had CPAC members in attendance, and some CPAC members provided comments on the events they attended.

**Overview of Community Planning Process and Draft West Maui Community Plan (03:08:11 to 03:08:31)**

Kai Nishiki requested to defer agenda item to next meeting to respect the time of CPAC members. No objections, item deferred.

**Discussion of Draft Meeting Schedule (03:08:31 to 03:14:26)**

Jen Maydan discussed draft meeting schedule and answered questions from CPAC members. ([Link to Draft Meeting Schedule](#))

**NEXT MEETING IS ON AUGUST 6, 2019. MEETING ADJOURNED AT 9:33 P.M.**

