

# Meeting Minutes

**Tuesday, August 6, 2019**

Hyperlink to [Meeting Video](#)

## **Community Plan Advisory Committee**

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

**Absent:** Leilani Pulmano

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

Pam Eaton, Long Range Planning Division

Jennifer Maydan, Long Range Planning Division

Tiffany Bostwick, Long Range Planning Division

Jaime Paa, Long Range Planning Division

Call to order at 5:40 p.m.

Jennifer Maydan made CPAC members aware of an update to the Draft CPAC Meeting Schedule, and explained various documents that were provided to them.

## **Public Testimony (02:28 to 19:13 in Meeting Video)**

Michele Lincoln read excerpts from her written testimony that she submitted to CPAC members. Suggestions included restoring agriculture, affordable housing in perpetuity, highways, and (restoring) people to the land. ([Link to written testimony](#))

John Kindred felt that more focus should be on the Pu'u Kukui watershed, and that we should invest in efficient capture/storage/distribution and preservation of Pu'u Kukui.

Van Fisher emphasized the need for more affordable housing, and only for people who live on the island. He encouraged CPAC members to look for areas to provide multi-family housing.

Darren McDaniels talked about unsustainable population growth on Maui and the exponential curve we are facing. Due to time testimony time limits, he urged CPAC members to look at his written testimony. ([Link to written testimony](#))

Councilmember Tamara Paltin made CPAC members aware of a good opportunity to purchase 50 acres of Maui Land and Pine agricultural land at ag rates, and said that she will work toward allocating Park monies to obtain that land as long as she is still on the Council. She also suggested revisiting the numbers for short-term rental caps.

### **Overview of Community Plan Process and Draft West Maui Community Plan (19:13 to 52:40)**

Planning Department staff provided an overview of the Community Plan Process and the Draft West Maui Community Plan update process via PowerPoint presentation. Pam Eaton talked about what “planning” means, and the challenges of managing change. She talked about the Countywide Policy Plan, Maui Island Plan, and Community Plans, and described the different phases of the Community Plan Update process. She talked about the Planning Department’s Technical Resource Papers, a valuable resource available on the Planning Department’s We Are Maui website, [wearemaui.org](http://wearemaui.org). She provided a brief overview of the Long Range Division’s Community Engagement process for West Maui over the past two years.

Ravi Bugga encouraged CPAC members and the West Maui community to stay involved after the CPAC process ends, until the final plan is approved by Council. Pam strongly agreed. Ravi asked what happens if CPAC members come up with recommendations that differ from what is in the Maui Island Plan, which he understands is a framework but is also an older (and therefore increasingly outdated) document. Pam replied that it depends on legality and conflict, but that CPAC can include more detail and information in the West Maui Community Plan. Ravi subsequently recommended that the Plan be more directive and specific.

Hans Michel commented that he has been on previous CPACs and has learned from experience that Council often doesn’t listen to what the public wants, instead doing what they think is best. Pam and Ravi both reemphasized the importance of staying involved throughout the entire process.

Jennifer Maydan went over the Draft West Maui Community Plan update process in more detail and talked about the responsibilities CPAC members have in developing the updated Draft Plan. CPAC members had no questions or comments. ([Link to Staff Presentation](#))

### **RECESS/DINNER BREAK**

### **Review and Recommendations: Draft West Maui Community Plan (52:40 to 2:10:36)**

Jennifer Mayden provided recommendations on how CPAC members can review Plan Framework Section. Chair Kai Nishiki then encouraged members to provide initial comments on Section 1 of the Draft Plan.

Yvette Celiz stressed the importance of responsible stewardship of our resources and find sustainable development. She encouraged CPAC members and the public to change their modern concept of growth and development, and rethink the western idea of homes, and consider new ways of community living.

Ravi Bugga wanted to address population growth in the Draft Plan. He commented that we seem to have it backwards – that if we don't have housing, wouldn't it mean that won't have population growth? He asked how many houses have been built per year for the last five years. Pam Eaton suggested taking a look at the Housing Technical Resource Paper, and that the Housing Director and Deputy Director will be at the October 8 meeting to answer more questions. Yvette provided numbers from the Community Plan and Community Profile Technical Resource Paper, citing an imbalance in housing development, and reiterated that this is why we need to rethink our concepts of modern development and focus on affordable housing in perpetuity.

Hans Michel brought up the fact that we need to address infrastructure before we can think about building new housing. Chair Nishiki commented that the population growth numbers listed in the Draft Plan are projections, and it doesn't stop CPAC members from looking into things like carrying capacity for infrastructure.

Dylan Payne cited that nearly 60% of population growth on Maui is from natural increase (people being born here), and that even if members planned for 60% of the projected growth rate, they will still be falling short of meeting housing demands, which leads to people leaving the island, living in substandard housing, or living with multiple families in one household. Ravi suggested that cleanup of illegal short-term rentals could clear up more space for housing.

Chair Nishiki then began going page by page to see if CPAC members had any comments or changes for Section 1.

Dawn Hegger-Nordblom asked if they are able to play beyond 20 years in the Draft Plan. Jennifer Maydan replied that 20 years is just what is required of Community Plans by law, and that she encourages them to plan beyond that time frame.

Joseph Aquino wants the research section (page 1-5) to include more information, and suggested that it would be useful to obtain research done by developers on cultural inventory.

Joseph Pluta noted that the Kaanapali 2020 Community Plan\*, which won a State award, is not mentioned anywhere in the Draft Plan, and wished to have it included on page 1-12. Jennifer Maydan replied that a more appropriate place for that reference might be the Draft Plan's Growth Framework section. (*\*Joseph mistakenly refers to Kaanapali 2020 as a Community Plan; it is actually a Master Plan for a specific development project in Kaanapali.*)

Karen Comcowich wanted a sentence to be added under "Where will new residents live" on page 1-12, Table 1.1, that states that residents of Maui do not want building for non-residents.

Joseph Pluta asked about Section 1 addressing the Lahaina Bypass; Chair Nishiki responded that the August 22 meeting will focus on Transportation.

Yvette Celiz commented that page 1-13 should include additional impacts

Several CPAC members asked about the extent of their roles regarding permitting rules and regulations. Jennifer Maydan clarified that permitting is not part of members' purview; their role with the Community Plan is creating guidelines for the future.

Tiffany Bostwick provided an overview of the Long Range Division's process in coming up with the Draft Plan's Vision Statement, and highlighted the extensive community outreach conducted by Long Range staff over the past two years.

After much discussion, Yvette Joyce Celiz summarized CPAC members' main suggestions for the Vision Statement as follows:

- Under "residents need to thrive" section, ADD "innovative agriculture as part of a diversified economy; excellent public education system; local food growth and security

- Under “care is taken to protect and restore historic sites” section, ADD “cultural, natural, and historic resources”
- Under “incorporate traditional Hawaiian practices” section, ADD verbage such as “in land use planning” to account for water usage
- Add healthcare somewhere

Before moving on to discussion about the next meeting, CPAC members briefly discussed the possibility of eating dinner before meetings rather than in the middle. It was decided that a 10- to 15-minute break is needed in the middle of meetings, and that members can use that time however they wish

**Discussion of Next Meeting (2:10:36 to END)**

Jennifer Maydan briefly went over topics that would be covered at the next CPAC meeting. ([Link to August 8 Agenda](#))

**NEXT MEETING IS ON AUGUST 8, 2019. MEETING ADJOURNED AT 8:20 P.M.**

