

## Meeting Minutes

Tuesday, January 21, 2020

Hyperlink to [Meeting Video](#)

### Community Plan Advisory Committee

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

**Absent:** Chair Kai Nishiki, Leilani Pulmano, Aina Kohler

### County of Maui – Planning Department

Pam Eaton, Long Range Planning Division

Jennifer Maydan, Long Range Planning Division

Kate Blystone, Long Range Planning Division

Jaime Paa, Long Range Planning Division

### Call to order at 5:10 p.m.

### **Public Testimony (00:00 to 11:00 in Meeting Video)**

Mark Deakos voiced his concerns with the 201H process. He encouraged members to learn about living buildings and to adopt a policy on living buildings/net-positive regenerative growth, which would meet the carrying capacity of the population.

Paul Laub requested members' help in making the West Maui Memorial Park property a Public Quasi Public (PQP) designation. Questions from members included how CPAC can help Paul; how much land would Paul like; and whether he is working with the Planning Department on the matter.

P. Denise LaCosta requested the developers on the evening's panel as well as any developers wanting to build on Maui to stop buying (affordable housing) credits and to start building the homes that are required for building permits.

### **Growth Framework Panel Discussions (11:20 to 1:19:33)**

Pam Eaton thanked the developers who would be participating in the evening's panel and gave a brief rundown on the panel discussion process. She encouraged members to not go into a "deep dive" for the current meeting, as they will have more opportunities to ask more detailed questions regarding particular projects at future meetings.

Developers each gave 3-minute presentations on their projects. (13:20 to 42:30) Their names, affiliations, and project handouts are as follows:

- **Paul Cheng**, Maui Oceanview LP – [Pulelehua](#)
- **Julie-Ann Cachola**, Department of Hawaiian Homelands (DHHL) – [Hawaiian Homelands Trust](#) (Honokōwai and Leialī'i)
- **Chad Fukunaga**, Kā'anapali 2020 Community Planning Group – [Kā'anapali Town](#)
- **Tom Schnell**, PBR Hawai'i/Maui Land & Pineapple Company – Project Districts [1 \(Kapalua\)](#) & [2 \(Kapalua Mauka\)](#)
- **Dean Minakami**, Hawai'i Housing Finance & Development Corporation – [The Villages of Leialī'i](#)
- **Josh Dean**, – [Makila Rural East](#), [Polanui Residential Project](#), [Waine'e Residential Project](#), [Pu'unoa Project](#)
- **Lawrence Carnicelli**, Olowalu Elua LLC – [Olowalu](#), [Newsletter](#) (circa 2007)

Questions from CPAC are as follows (42:48 to 1:18:33):

### To all developers

- How will your plans support the greater community?
- How will you help the residents of Maui to have fair and equitable lives?
- How will your projects protect the integrity of the environment?
- Most of your projects have been approved/received entitlement a long time ago. Why haven't you been able to build? What's changed or is different now that will allow you to move forward with your projects?
- Would any projects/land help facilitate a partnership to get emergency medical services/facilities?

### Olowalu

- Status update (getting approvals, trying to meet criteria, etc.)
- Is sea-level rise being accounted for?
- How do we know if things are being done for local residents?
- Isn't there a conflict of interest to have Lawrence, the Chair of the Planning Commission, trying to push for real estate development in Olowalu?
- Clarification on information presented in the Olowalu Newsletter handout
- Will this project go through the 201H process?

## **Pulelehua**

- How soon is the project getting off the ground? What is coming next?

## **Hawaiian Homelands**

- Is the Honokōwai project cancelled?

## **Kā'anapali 2020**

- Would any projects/land help facilitate a partnership to get emergency medical services/facilities?
- Support for a Memorial Park for veterans?

## **Project District 1 (Kapalua)**

- Where is the 25% affordable housing unit requirement?
- (To Maui Land & Pine developers) Is there anything you can do to prevent runoff from ending up in the ocean during rainy weather?

## **RECESS/DINNER BREAK**

### **'Aha Moku Cultural Resources Panel (1:19:33 to END)**

Pam Eaton explained the purpose of the 'Aha Moku Cultural Resources Panel: to respond, ask questions, or point out issues of concern or benefits regarding the projects presented by developers in the first half of the meeting. She thanked panelists Ke'eaumoku Kapu, Kaipo Kekona, and 'Eko Lu Lindsey for participating.

Ke'eaumoku Kapu gave an overview of the 'Aha Moku Advisory Council's historical background, and the Council's role in representing the Hawaiian community; ensuring transparency with the government regarding policymaking for land and resource management, and that Native Hawaiian rights are not being infringed upon; teaching children about climate change, shoreline erosion, fishponds, lo'i kalo, etc. by getting outside of the classroom; and putting together an effective system to manage land and ocean resources. **(1:20:21 to 1:32:30)**

Kaipo Kekona expanded more upon the 'Aha Moku Advisory Council's role in current projects, issues and events. He noted that Nāpili is not listed in the Community Plan maps, and expressed the importance of having it included. He spoke about his concerns with the Kā'anapali 2020 project; the reasons he changed his opinion of the Pulelehua project; and things that developers should consider regarding sediment runoff, stream maintenance and shoreline hardening. **(1:32:40 to 1:44:37)**

'Ekolu Lindsey gave a definition of "community," and talked about the importance of preserving archaeological features; the impacts from the lack of water; the Honokohau ditch; addressed developers about morality in development and investment in the community, environment and cultural resources; access rights to cultural sites; affordable homes and rentals; and preserving cultural identity. (1:44:49 to 1:57:10)

Questions and comments from CPAC included a question about the Wahikuli Water Reservoir; the panels' educated opinions on the idea of changing Agriculture designations to Rural Residential for areas such as Plantation Estates, Launiupoko and Olowalu; the panels' opinions on the developments presented earlier; what they envision for cultural centers; what is being done with the cultural center in Olowalu; who takes care of the Māla Wharf graveyard; whether Kaipō has any significant concerns or issues that haven't been considered in Project District 2 (Kapalua Mauka); the panels' take on the General Plan end product; what was changed in the Pulelehua project that made it favorable to the panel; how should we grow moving forward as we look at the next 20-30 years; and what can be done to preserve the culture and environment while still allowing opportunities, and how to balance it. (1:57:35 to 2:52:40)

**NEXT MEETING IS ON JANUARY 23, 2020. MEETING ADJOURNED AT 8:38 P.M.**

