

Meeting Minutes

Tuesday, January 7, 2020

Hyperlink to [Meeting Video](#)

Community Plan Advisory Committee

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

Absent: Dawn Hegger-Nordblom

County of Maui – Planning Department

Pam Eaton, Long Range Planning Division
Jennifer Maydan, Long Range Planning Division
Kate Blystone, Long Range Planning Division
Tiffany Bostwick, Long Range Planning Division
Jaime Paa, Long Range Planning Division
Michele Choteau McLean, Planning Director
Ann Cua, Current Division Planning Supervisor

Call to order

Public Testimony (00:00 to 0:40 in Meeting Video)

There were no testifiers.

Discussion on Revised Meeting Schedule (0:40 to 8:32)

Jennifer Maydan notified members that their Request for an Extension was approved by the County Council for 120 days (through May 17), although she noted that staff does not expect the rest of the process to take the entirety of the approved amount. She went over the updated CPAC schedule and explained the next phases of the CPAC process, as well as tonight's agenda.

Overview of Maui Island Plan, Smart Growth Principles and Community Plan

Designations (8:32 to 1:04:49)

Presented by Long-Range Planning Staff: Program Administrator Pam Eaton, Planning Supervisor Jennifer Maydan, Senior Planner Kate Blystone, and Planner Tiffany Bostwick. ([Link to PowerPoint Presentation](#))

Tiffany Bostwick provided an overview of growth boundaries and planned growth areas in West Maui as defined in the Maui Island Plan's Directed Growth Maps.

(8:32 to 13:50)

Pam Eaton went over a list of smart growth principles, specifically addressing direct development of existing communities; mixed land uses; creating a range of housing opportunities and choices; and providing a variety of transportation choices.

(13:50 to 20:50)

Jennifer Maydan provided an overview of the updated Community Plan designations, including the designations' purpose and goals; issues with existing designations; how the new designations will address those issues; specific changes between existing and updated designations, and overall key changes. **(20:59 to 35:20)**

Kate Blystone went over each new Community Plan designation in detail. ([Link to Community Plan Designations](#)) **(35:20 to 47:30)**

Questions from CPAC included how different street types listed in the designations will be implemented; clarification on the street types; whether there will be adequate parking with the street types; if there are projects that have been successfully completed in the last 20 years that employed smart growth principles; if development will be allowed in the agriculture designation, and if farming will be required in the Rural Residential designation; and whether the Employment Center designation will have zoning that allows for automobile shops. **(47:30 to 1:04:49)**

RECESS/DINNER BREAK

Overview of Land Use Entitlement and Permitting Process (1:04:49 to 2:11:45)

Current Division Planning Supervisor Ann Cua gave an overview of the Current Planning Division's responsibilities in administrative and discretionary permit processing; the permit approval process; Maui's complex land use regulatory system; zoning and zoning districts; land use changes/permits; environmental reviews; triggers and exemptions; Special Management Area (SMA) rules and permits; and Shoreline Setback Rules. ([Link to PowerPoint Presentation](#)) **(1:04:49 to 1:31:37)**

Questions from CPAC included whether it would be ideal for CPAC members to anchor their conversations and decisions to the Maui Island Plan; which Plan does the Planning Department anchor itself to if there is a potential that none of the layers align; and how the Planning Department handles the right side of Keawe Street (crown land). **(1:31:45 to 1:40:55)**

Planning Director Michele Choteau McLean provided additional input on zoning in Community Plans, including members' role in determining Community Plan designations; addressing consistency/inconsistency with zoning; and comprehensive zoning. **(1:40:55 to 1:46:00)**

Questions from CPAC included changing Community Plan designations based on community input, even if it doesn't align with State designations; how infrastructure needs impact comprehensive zoning, particularly in regards to affordable housing; a status update on the flood channel from Lahainaluna Road to Puamana; whether parcels can be comprehensively zoned specifically for affordable housing; how much power CPAC members have in creating the Community Plan; what the typical timeline is for the change in zoning process; whether affordable/workforce housing requires a new designation; and clarifying what comprehensive zoning is. **(1:46:00 to 2:11:45)**

Before the meeting was adjourned, Jennifer Maydan briefly went over the agenda for the next meeting. Joseph Pluta also announced that the West Maui Taxpayers Association is having their annual meeting the following day, with a presentation from Pam Eaton on the CPAC process and Q&A with Councilmember Tamara Paltin; he invited the public to attend.

NEXT MEETING IS ON JANUARY 9, 2020. MEETING ADJOURNED AT 8:12 P.M.