

## Meeting Minutes

Thursday, January 9, 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, Angela Lucero, Dawn Hegger-Nordblom, Yvette Joyce Celiz

**Absent:** Aina Kohler

### County of Maui – Planning Department

Michele Choteau McLean, Planning Director

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

**Call to order at 5:35 p.m.**

### **Public Testimony (00:00 to 27:10 in Meeting Video)**

Lawrence Carnicelli expressed his disappointment that the Growth Alternative Maps that the Planning Department has presented to CPAC do not align with what the GPAC (General Plan Advisory Committee) originally came up with, voted on, and was approved by Council. Questions and comments from CPAC included how to avoid “the same fate that befell GPAC;” that the Department Recommended Alternative is reflective of the current community input, and whether Lawrence believes that the Community Plan Maps should be reflecting community input from 10 years ago or the needs of the community now; what is Lawrence’s understanding of his role as the Chair of the Planning Commission regarding the Community Plan that CPAC will produce; and whether Lawrence prefers any of the Growth Alternative Maps provided. **(Questions from 17:10 to 26:57)**

Mark Deakos listed a number of West Maui issues, and talked about how many of these issues could be addressed through Living Building Challenges. He welcomed members to come talk to him about LBC and offered to provide workshops.

Peter Martin provided a handout to members of a viewpoint piece he wrote in 2009, and spoke about his experience as a developer in West Maui. He stressed the need to provide housing for local people. Questions from CPAC included Peter's plans for Waine'e Village; and Peter's preferences regarding the General Plan and the current CPAC process. ([Link to Handout](#))

Jennifer Mather spoke of her experience as a member of the Alaka'i Group, and voiced her support for the Infill Alternative Map.

**Review: Draft West Maui Community Plan (27:10 to 1:14:10)**

[Link to Staff PowerPoint Presentation](#)

Jennifer Maydan gave a brief overview of what would be covered in the meeting. She reminded members of the Community Plan Map's role as a general guide for future growth, and urged members to not get too hung up on details. She provided some stats on population projections and housing demand. (27:10 to 34:27)

Kate Blystone provided an overview of the Resource Story Map, a tool developed by the Long Range Division to help members develop the CPAC Preferred Growth Alternative Map. She also went over the old and new Community Plan designations, and explained how the new designations have been applied to and better reflect the Existing Conditions Map (35:44 to 53:35)

Questions and comments from CPAC included why the Mala Wharf area has been consolidated; whether parcels were downgraded; whether the Resort/Hotel designation allows (resort-style) residential homes; whether the growth projection is too high; if the Housing Demand Numbers from the 1996 Community Plan is available to compare to current housing demand; the need for workforce housing; considering amenities that would attract (workforce) people to live on the West side; how to reconcile population projections with the community's desired population growth; how to make sure the housing desired in specific areas is actually built; and clarifying that the population projection/housing demand numbers don't include changes to the current short-term rental unit numbers. (53:35 to 1:14:10)

**RECESS/DINNER BREAK**

**Review: Draft West Maui Community Plan (Cont.) (1:14:10 to END)**

Jennifer Maydan briefly went over the agenda for the rest of the night's meeting, and asked members to not nitpick the Growth Alternative Maps, and to hold their questions until the end of staff's presentations.

Tiffany Bostwick provided an overview of the Growth Alternative Summary Sheets and maps for Growth Alternatives 1 (Infill) **(1:16:15 to 1:27:19)** and 2 (Expansion) **(1:27:19 to 1:32:23)**.

Pam Eaton provided an overview of the Growth Alternative Summary Sheets and maps for Growth Alternatives 3 (Centers) **(1:32:35 to 1:39:08)** and 4 (Dispersed Growth) **(1:39:17 to 1:44:51)**.

Jennifer Maydan provided an overview of the Growth Alternative Summary Sheet and map for Growth Alternatives 5 (Department Recommended). She noted three important items in this Growth Alternative: Project Districts 1 & 2 (Kapalua & Kapalua Mauka); Rural Growth Boundaries; and the Minatoya List, the latter of which was covered by Planning Director Michele McLean. **(1:45:02 to 1:57:20)**

Questions from CPAC included how the County can plan for Lahaina Town North when it is owned by the Department of Hawaiian Homelands; how CPAC will be moving forward in developing the CPAC Preferred Growth Alternative; clarification on the Minatoya list properties; what the implications are for changing those Minatoya List properties to a Resort/Hotel designation; expanding on why certain designations haven't been switched from Agriculture to Rural Residential, and what would be the implications of making those changes; what determines if a short-term rental (STR) is run more like a hotel; the approximate number of units identified as hotel-like short-term rentals; verifying that Michele is proposing only a small percentage of STRs be put into a Resort/Hotel designation; why certain areas have been designated Rural Residential while others are Agriculture; the reason for the large Small Town Center designation in the Kā'anapali subarea in the Department Recommended Alternative; why Pu'ukoli'i Village isn't marked as a Planned Growth area; what the density allocation is for Small Town Center versus Residential designation; and clarification on why small hotels in Napili Bay are not designated as such in the Growth Alternatives. **(1:58:11 to END)**

**NEXT MEETING IS ON JANUARY 21, 2020. MEETING ADJOURNED AT 8:35 P.M.**

