

# Meeting Minutes

**Tuesday, November 5, 2019**

Hyperlink to [Meeting Video](#)

## **Community Plan Advisory Committee**

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

**Absent:** Ravi Bugga

## **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 5:32 p.m.

## **Public Testimony (00:00 to 5:43 in Meeting Video)**

Kanani Higbee expressed her concern with the number of legal vacation rentals in West Maui and noted that permits being allowed is one of the reasons why it's so difficult for locals to afford living here. She wants a cap established for the number of vacation rentals in West Maui. She also said that there needs to be more support for agriculture.

## **Policies and Actions Related to Goal 2.4: Economic Opportunity Through Innovation and Collaboration (5:43 to 1:42:39)**

Kate Blystone provided context for the updated Draft List of Policies and Actions related to Goal 2.4: Economic Opportunity Through Innovation and Collaboration, and introduced the resource people available to answer questions from CPAC: Terryl Venci (Office of the Mayor) and Kay Fukumoto (Office of Economic Development). Chair Nishiki noted that members' additional policy and action suggestions will be discussed after the Draft List. **(5:43 to 9:01)**

## POLICIES

1. Support agriculture that provides jobs, improves soil health, is less water intensive, and provides food and products for local markets. **(9:01 to 16:37)**
  - Discussion
    - Karen Comcowich suggested adding Leilani’s suggested policy (“Support agriculture that is small-scale and/or self-subsistence farming”) into Policy 1; however, Leilani suggested separating it into two policies by keeping Policy 1 as is and using her suggested language in an additional policy (see “Additional Policies” section).
    - Regarding overlap of policies and actions in different Goals, Jennifer Maydan advised that it is better to state policies/actions once to keep the plan precise, and that staff will address topics that are interconnected between Goals.
  - Consensus Decision(s): **Adopt/Keep as is**
  
2. Prohibit conversion of agricultural lands outside of the Maui Island Plan’s growth boundaries, and limit conversion of agricultural lands within the growth boundaries to urban and rural designations in West Maui unless it can be demonstrated that:
  - a) conversion is required to accommodate the population or employment projections for the region, or
  - b) conversion will facilitate shoreline retreat by directly replacing an existing development of similar size and character that is threatened by climate change.**(16:37 to 1:04:42)**
  - Discussion
    - Dawn Hegger-Nordblom’s suggestion: Delete “similar size” from b).
    - Leilani Pulmano’s suggestion: Delete “and limit conversion of agricultural lands within the growth boundaries to urban and rural designations in West Maui.” After some discussion, **members deciding to wait on making any final decisions until they’ve had a chance to look at the Land Use maps.**
    - Leilani’s suggestion: Delete “by directly replacing” from b).
    - Chair Nishiki’s suggestion: Change “unless it can be demonstrated” to “when it can be demonstrated.” For b), add in “rising ocean levels” at the end. She also asked members to consider adding an action item that further defines what CPAC would allow replacement of.
    - Kate Blystone clarified that the intent of the action is to stop developers from using shoreline retreat as an excuse to build more – they need to be replacing something, not developing something new. Chair Nishiki agreed, and suggested changing “shoreline retreat” with “strategic relocation” in b).

- Donald Gerbig suggested leaving out “climate change” from b).
  - Members continued to discuss the merits of “similar size and character” and attempted to determine the best language for clarification. They also discussed defining and subdividing agricultural lands and farm education. Jennifer Maydan noted that CPAC was discussing four different things at once and suggested focusing on one thing at a time; members then decided to move on to Policies 3 & 4.
  - Consensus Decision(s): **Revisit**
3. The number of visitor units in West Maui shall not exceed 33 percent of the total units in West Maui. **(1:04:42 to 1:42:39)**
- Discussion
    - Kate Blystone listed current residential and visitor unit numbers and noted that we are already way over the number listed in the policy. She explained that the intent of the policy is to prevent new hotel development until more residential units are built.
    - Members discussed whether 33% was a reasonable or realistic number.
      - Resource person Terryl Vencl felt that 33% cannot be accomplished, and rather than focusing on a “magic number,” it is more important to keep visitor units in the areas that are zoned for them.
    - Chair Nishiki suggested defining visitor units, as well as changing the end to “total residential units in West Maui.”
    - Leilani Pulmano suggested deleting Policy 3 and strengthening the wording on Policy 4. **Joseph Pluta agreed, and made a motion the delete the policy. Donald Gerbig seconded the motion.**
    - The vote was **6-5**, with members Hans Michel, Joseph Pluta, Dylan Payne, Donald Gerbig, Leilani Pulmano, and Aina Kohler in favor, and Dawn Hegger-Nordblom, Jeri Dean, Chair Nishiki, Karen Comcowich and Yvette Celiz opposed. **MOTION FAILED.**
    - Kate Blystone suggested deferring this policy until members get a chance to look at the Land Use maps, and noted that staff will come back with alternative ways to word the policy.
  - Consensus Decision(s): **Revisit**

## RECESS/DINNER BREAK

## **Policies and Actions Related to Goal 2.4: Economic Opportunity Through Innovation and Collaboration (1:42:39 to END)**

4. Visitor-related development shall minimize the impact of tourists on West Maui residents, infrastructure, parks, environment and cultural resources. The visitor industry shall focus on quality rather than quantity. **(1:42:39 to 2:00:30)**
  - Discussion
    - Members discussed changing “Visitor-related development” to either “Visitor-related businesses” or “Visitor-related development and businesses”.
    - Chair Nishiki’s suggestion: Add “Additional” to the beginning of the policy, and change “minimize” to “shall be limited”. Karen Comcowich disagreed and explained her reasoning; Chair Nishiki then rescinded her suggestions.
    - Members discussed and the intent of the second sentence. Final agreed-upon language: **Visitor-related development and businesses shall minimize the impact of tourists on West Maui residents, infrastructure, parks, environment and cultural resources. The visitor industry shall focus on quality rather than quantity.**
  - Consensus Decision(s): **Adopt with amended language**

### **ADDITIONAL POLICIES**

Karen Comcowich’s suggestion: Support farmers through education and investment. **(2:00:30 to 2:07:57)**

- Discussion
  - Kate Blystone that this might be better as an action item, as it could be given a lead agency. Kay Fukumoto also noted that the Office of Economic Development could always use more funds for agriculture.
  - Kate then suggested alternate wording: **Support farmers through increased funding for education and investment.**
- Consensus Decision(s): **Adopt staff’s suggested language as an action item**

Leilani Pulmano’s suggestions **(2:07:57 to 2:12:10)**:

- Support small businesses.
- Support the arts and historic industries
- Promote wellness as an industry.
- Support boating facilities located near our harbors (dry docks).

Consensus Decision(s) on all: **Adopt**

Chair Nishiki's suggestion: Encourage economic development related to strategic relocation in response to climate change or natural disasters. **(2:12:10 to 2:14:33)**

- Discussion
  - Karen Comcowich suggested creating an action item related to this policy; Chair Nishiki agreed.
- Consensus Decision(s): **Adopt; Chair will work on language for a related action item.**

Aina Kohler's suggestion: Support expansion of renewable energy, including community-based options. **(2:14:33 to 2:17:02)**

- Discussion
  - Kate Blystone suggested using "small scale" instead of "community-based;" Aina then suggested "small-scale community options."
- Consensus Decision(s): **Adopt with suggested language**

## **ACTIONS**

1. Develop a West Maui Agriculture Strategic Plan. (Office of Economic Development) **(2:18:00 to END)**

- Discussion
  - Chair Nishiki suggested amending Action 1 with the wording from her list of Policy/Action suggestions: "Develop a West Maui Agriculture Strategic Plan that will stimulate more agricultural production, especially products that supply food and supplies for Maui. Quantify the economic value of agricultural lands and open space as a major factor in resident and visitor satisfaction and as appropriate incorporate this data in regional socio-economic assessments." After input from staff, Chair Nishiki suggested separating the two sentences into two separate action items.
    - For Chair Nishiki's first action item, Karen Comcowich suggested including "and implement."
  - Dylan Payne said that he preferred the action item as it was written by Planning staff, noting Jennifer Maydan's input that the Ag Strategic Plan is not within CPAC's purview; while he supported Chair Nishiki's wording, he felt that it should be left up to the ag experts and that the Planning staff's language was adequate. **He made a motion to accept the Action as written by Planning staff, with the addition of "and implement"** (per Karen's suggestion). **Joseph Pluta seconded the motion.**

- In support of the motion were members Hans Michel, Joseph Pluta, Dawn Hegger-Nordblom, Dylan Payne, Donald Gerbig, Jeri Dean and Aina Kohler. Chair Nishiki and members Karen Comcowich, Leilani Pulmano and Yvette Celiz opposed. **7-4, MOTION PASSES.**
- Consensus Decision(s): **Adopt with amended language**

Actions 2 & 3 were deferred due to time constraints and will be discussed at a later date.

**NEXT MEETING IS ON NOVEMBER 7, 2019. MEETING ADJOURNED AT 8:36 P.M.**

