

Meeting Minutes

Thursday, November 7, 2019

Hyperlink to [Meeting Video](#)

Community Plan Advisory Committee

Attending: Chair Kai Nishiki, Vice-Chair Jeri Dean, Hans Michel, Karen J. Comcowich, Joseph D. Pluta, Donald Robert Gerbig, Leilani Pulmano, Yvette Joyce Celiz

Absent: Ravi Bugga, Dylan Payne, Dawn Hegger-Nordblom, 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

Tiffany Bostwick, Long Range Planning Division

Call to order at 6:33 p.m.

Public Testimony (00:00 to 8:26 in Meeting Video)

Angela Lucero provided a definition of gulches from the Dictionary of Topographic Forms, and offered some input and suggestions on Policies 10 and 12. She encouraged members to be open when discussing policy and creative with language to preserve them. She noted that she can provide testimony in an email.

Chris Moyland expressed the need for more emergency medical services. He also provided suggestions regarding highway construction, slow cars, theaters and future constrained job growth.

Policies and Actions Related to Goal 2.5: Safe, Healthy, Livable Communities for All (8:26 to 1:42:39)

Jennifer Maydan provided context for the updated Draft List of Policies and Actions related to Goal 2.5: Safe, Healthy, Livable Communities for All, and introduced the resource people available to answer questions from CPAC: Dave Yamashita (Department of Parks & Recreation) and Linda Munsell (Department of Housing and Human Concerns). Chair Nishiki noted that members' additional policy and action suggestions will be discussed after the Draft List. **(8:26 to 10:50)**

POLICIES

Policies 1 & 2 previously adopted by consensus.

3. Support the development of trails and greenways in West Maui as part of a larger integrated recreation and transportation network and maintain public ma uka to ma kai access along the tops of gulches. **(10:50 to 15:03)**
 - Discussion
 - Jennifer Maydan noted that the Planning Department's GIS team is currently working on mapping and identifying gulches in West Maui, and that if CPAC's main concern for the policy is defining and identifying gulches, staff can work on language for it, i.e. referencing a map or list that includes the names of the gulches.
 - **Leilani Pulmano suggested including the names of the gulches within the policy once staff has identified them, with the possibility of referencing a map or appendix if needed.**
 - Consensus Decision(s): **Adopt with staff amendments**

Policy 4 previously adopted by consensus.

5. Include native trees that are appropriate for the microclimate in parks, along streets, trails and greenways, and throughout the community to provide shade, beauty and reduce sediment runoff.
 - Discussion: None
 - Consensus Decision(s): **Adopt/Keep as is**
6. Provide improved parks within a five to 10 minute walk of new residential neighborhoods to meet recreational needs and to promote a well distributed network of parks and recreation facilities.
 - Discussion: None
 - Consensus Decision(s): **Adopt/Keep as is**

Policies 7-9 previously adopted by consensus.

10. Support the development of pedestrian-oriented complete communities that meet residents’ needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking and transit options. Require affordable housing projects, including projects using the State 201H or County 2.97 process, to be near jobs, schools, transit and services, and include sidewalks, parks, bus stops and other infrastructure and pedestrian-oriented design elements that create walkable and livable communities for all. **(15:49 to 17:30)**

- Discussion
 - **Leilani Pulmano suggested splitting the policy into two (one policy for each sentence).**
 - Leilani asked if Policy 10b (“Require affordable housing projects...”) would be applicable to ALL housing projects or just 100% affordable housing projects, since all housing projects include affordable housing components. Jennifer Maydan noted that the policy as a whole is good urban planning and that it’s important to prioritize it for the most vulnerable populations. **(48:25 to 52:35)**
- Consensus Decision(s): **Adopt as two separate policies**

Policy 11 previously adopted by consensus.

12. Support projects that provide housing for resident households earning 140 percent area median income (AMI) and below according to the need identified by the Department of Housing and Human Concerns, and that are consistent with other Community Plan policies. **(17:36 to 26:58)**

- Discussion
 - Karen Comcowich suggested changing “support” to “prioritize.”
 - Members were concerned with the 140 number and discussed what the right number could be. Resource person Linda Munsell explained that a wide range of units (from 80% to market rate) is needed to make a project feasible, and cautioned against making the policy too restrictive.
 - Yvette Celiz suggested having the policy include both ideas. **CPAC agreed on the following: Prioritize projects that provide housing for resident households earning 100 percent area median income (AMI) and below, and support projects that provide housing for resident households earning 140 percent AMI and below.**
- Consensus Decision(s): **Adopt with amended language**

13. Prioritize infrastructure for affordable housing developments that are supported by the community and the Community Plan map and policies. **(26:58 to 41:46)**

- Discussion

- Leilani Pulmano asked for clarification on what qualifies as “affordable housing development.” Jennifer Maydan explained that the policy was created in response to community input, and that the policy can be made to what CPAC wants it to be.
- **Chair Nishiki suggested including 100 percent in front of “affordable housing developments.”**
- Members discussed the merits of affordable rentals controlled by the County. Chair Nishiki noted that she has a suggestion for an additional action item regarding requiring the County to actively initiate development of affordable housing, and that she can include rentals in there as well.
- Leilani asked what percentage AMI would work with 100% affordable housing; Linda suggested 100% AMI. **Leilani then suggested adding “for resident households earning 100 percent AMI and below” following “affordable housing developments.”**
- Consensus Decision(s): **Adopt with amended language**

14. Support infill development and redevelopment near town centers, transit stops and transportation corridors. Support redevelopment that replaces less desirable commercial developments with walkable mixed use community centers and a variety of housing types. **(41:46 to 46:23)**

- Discussion
 - Jennifer Maydan explained that this policy might be better to review after the group has a chance to look at the maps.
 - Members discussed the use of the word infill and how this policy interacts with the issue of climate change and sea level rise. CPAC decided to defer the policy until after the maps are reviewed.
- Consensus Decision(s): **Revisit**

15. Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family, by phasing-out and converting existing vacation rentals to long-term occupancy. **(46:23 to 48:25)**

- Discussion
 - Jeri Dean asked whether a target number or percentage should be included in the policy; Kate Blystone replied that the policy is strong enough as it stands.
- Consensus Decision(s): **Adopt**

Before moving on to additional policies, Leilani Pulmano asked to discuss Policy 10 again. Discussion is noted in Policy 10 section. **(48:25 to 52:35)**

ADDITIONAL POLICIES (52:35 to 1:33:10)

Karen Comcowich's suggestions:

- A. Support the development of Hawaiian Homes as a priority in West Maui. (53:51 to 56:21)
 - Discussion:
 - Karen clarified that the policy refers to the Department of Hawaiian Homelands specifically **and added "on Department of Hawaiian Homelands" after "Hawaiian Homes."**
 - Consensus Decision(s): **Adopt with amended language**

- B. Require county boards and commissions that make decisions regarding issues or development on West Maui to hold meetings in West Maui throughout the entire decision-making process. (56:21 to 57:18)
 - Discussion:
 - Jennifer Maydan commented that this would need to be reworded as an action item in order to be implemented, with amended language such as "Amend the administrative rules for Board and Commissions."
 - Consensus Decision(s): **Change to action item (see Actions section)**

- C. Support adequate and affordable preschool facilities and programs. (57:18 to 1:00:48)
 - Discussion:
 - Jennifer Maydan commented that this policy is outside the scope of a Land Use community plan. Leilani offered alternative language: "within communities that are larger than X number of homes." Jennifer replied that almost all land use designations allow for preschools, and that the issue of preschools is more on the "business side" of planning.
 - Consensus Decision(s): **Dismiss**

- D. Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design (LEED) standard. (1:00:48 to 1:03:43)
 - Discussion:
 - Staff noted that LEED is already referenced in the Maui Island Plan in numerous places, and that including redundant policies and actions may make the Community Plan less focused and concise.
 - Consensus Decision(s): **Adopt**

E. Encourage the provision of public restrooms in major parks and public spaces.

(1:03:43 to 1:08:43)

- Discussion:
 - Resource person Dave Yamashita commented that the policy is already an implicit one, since restrooms are already provided at major parks, and felt that it doesn't necessarily need to be restated in the Community Plan.
 - Members briefly discussed public restrooms in West Maui before deciding to keep the policy.
 - Chair Nishiki's suggestion: add "and explore implementing composting toilets." **(1:11:15 to 1:11:55)**
- Consensus Decision(s): **Adopt**

F. Promote and maintain the dark sky of the island by ensuring street lighting, building lighting and park lighting to no create excessive light pollution and glare. **(1:08:43 to 1:10:05)**

- Discussion:
 - Kate Blystone noted that a similar policy is already referenced in the Maui Island Plan; Leilani Pulmano also noted that it's also a requirement in either the subdivision or building code.
 - After some discussion on whether the policy was needed, and how it can be better implemented, members decided to revisit the policy as an action item. **(1:11:55 to 1:14:55)**
- Consensus Decision(s): **Address during Actions discussion (see Actions section)**

G. Promote the placement of utilities underground in areas of development and in existing areas, where possible. **(1:10:05 to 1:11:14)**

- Discussion:
 - Kate Blystone noted that a similar action and policy is already referenced in the Maui Island Plan.
- Consensus Decision(s): **Adopt**

Before continuing, Chair Nishiki proposed an amendment to Karen's earlier policy suggestion regarding public restrooms (noted in Policy suggestion E). Members also discussed whether to adopt Karen's policy on dark skies by consensus (noted in Policy suggestion F). **(1:11:15 to 1:14:55)**

Leilani Pulmano’s policy suggestion, “Develop a homelessness strategic plan,” was identified as an action by staff, and was deferred for discussion during the Actions section. Linda Munsell and Pam Eaton briefly commented on the County’s definition of homelessness.

Chair Nishiki’s suggestion: Support public and private efforts to inventory, evaluate and expand public shoreline access. **(1:17:19 to 1:20:30)**

- Discussion:
 - Jennifer Maydan shared Jim Buika’s proposed policy and action related to shoreline access: “Require shoreline access to now privatized shoreline areas by gates and walls, such as ‘Alaeloa, Nāpili and Puamana, Lahaina” (policy), and “Evaluate which sections of coastline are gated and privatized and develop a plan to provide public access to these shorelines for the West Maui Community Plan” (action). **Chair Nishiki suggested adding Jim’s proposed policy to her suggestion, and including his proposed action as an action item (to be discussed in Action section).**
- Consensus Decision(s): **Adopt with added language**

Hans Michel’s suggestion: Explore the option of a boat ramp between Puamana and the Pali. **(1:17:19 to 1:20:30)**

- Discussion:
 - Kate Blystone noted that this sounds more like an action; will be discussed during the Actions section.
- Consensus Decision(s): **Address during Actions discussion (see Actions section)**

Chair Nishiki’s suggestion: Promote safe communities and resiliency by prohibiting any new development within the Sea Level Rise Exposure Area (SLR-XA). **(1:23:23 to 1:30:18)**

- Discussion:
 - Staff proposed alternative language: For redevelopment and new developments within the 3.2ft sea level rise exposure area, or State recognized threshold for sea level rise exposure, new structures shall be situated on the most ma uka extent of the project area or as allowed by applicable rules.
 - Members discussed whether staff’s suggestion or Chair Nishiki’s suggestion is a better fit for this goal, or for Goal 2.1: Ready and Resilient Systems.
 - Staff suggested working with Tara Owens and Jim Buika to come up with the best language for this policy.
- Consensus Decision(s): **Revisit**

Chair Nishiki's suggestion: Require that the County of Maui actively build an inventory of affordable homes and rentals that are bought and sold among Maui's workforce.

(1:30:18 to 1:33:10)

- Discussion:
 - Joseph Pluta suggested having alternate language, as Chair Nishiki's language sounds as though the County should be a developer. **Donald Gerbig suggested changing "build" to "support."**
- Consensus Decision(s): **Adopt with amended language**

ACTIONS (1:33:10 to END)

1. Prepare an acquisition strategy for parks and recreational facilities in West Maui. (Department of Parks & Recreation)
 - Discussion: None
 - Consensus Decision(s): **Adopt/Keep as is**
2. Work with other public agencies to develop a coordinated strategy to address sea level rise at beach parks in West Maui. (Department of Parks & Recreation)
 - Discussion: None
 - Consensus Decision(s): **Adopt/Keep as is**
3. Work with other public agencies and the community to implement the Pali to Puamana Master Plan. (Department of Parks & Recreation) **(1:33:53 to 1:36:36)**
 - Discussion:
 - Pam Eaton noted the merits of listing out plans specifically, and Jennifer Maydan noted that a policy in Goal 2.2: A Complete, Balanced and Connected Transportation Network also has a specific plan mentioned.
 - Consensus Decision(s): **Adopt/Keep as is**
4. Develop a master plan for the 50 acres of land identified as Park/Open Space on the Community Plan Map north of Pulelehua. (Department of Parks & Recreation) **(1:36:36 to 1:44:26)**
 - Discussion:
 - Dave Yamashita provided an update on the status of the area and noted that a master plan might already be developed by the time the final West Maui Community Plan is adopted into Ordinance. He also noted that maintenance staffing has not kept up with acquisition and development demands and that it continues to be an issue.
 - Leilani Pulmano's suggestion: change "Develop a master plan for" with "Provide funding for planning, development and maintenance of."
 - Consensus Decision(s): **Adopt with amended language**

5. Conduct a baseline study of West Maui's urban tree canopy and establish a goal for canopy cover increase and a strategy to achieve the goal.
 - Discussion: None
 - Consensus Decision(s): **Adopt/Keep as is**

6. Work with DLNR to document and map existing government trails and identify missing links to improve connectivity and function with the ultimate goal of developing an active and usable network of public trails throughout West Maui. (Department of Planning) **(1:44:48 to 1:48:48)**
 - Discussion:
 - Members requested to see a map, but staff explained that there is no map available at this time, and could not promise that it will be available during the CPAC review.
 - Members discussed the State Department of Land and Natural Resources trails system.
 - Consensus Decision(s): **Adopt/Keep as is**

7. Implement zoning based on Community Plan Designations for growth areas identified as high priority for affordable housing by the Community Plan. (Department of Planning) **(1:48:48 to 1:53:20)**
 - Discussion:
 - Staff explained the merits of concurrent rezoning and that this action may want to be reconsidered after members look at the map.
 - Members discussed the merits of expanding the action beyond affordable housing to include other issues, before ultimately deciding to revisit the action.
 - Consensus Decision(s): **Revisit**

Members briefly discussed whether to defer the final two actions and additional action item suggestions to a later meeting in respect for time. They decided to address the two action items on the draft list and save additional action item suggestions for another meeting.

8. Propose legislation to amortize the short-term occupancy list and phase-out short-term rental use to make more housing units available for long-term occupancy. (Department of Planning) (1:54:29 to 1:57:25)
 - Discussion:
 - Members discussed the meaning of the word “amortize” before deciding to revisit the action after getting further clarification from Planning Director Michele McLean.
 - Consensus Decision(s): **Revisit**
9. Propose revisions to the real property tax structure to incentivize long-term rental and owner-occupancy, and to discourage short-term rental. (Department of Finance)
 - Discussion: None
 - Consensus Decision(s): **Adopt/Keep as is**

Before adjourning, Chair Nishiki distributed a draft letter asking County Council for an extension on the CPAC process and noted that it will be on the agenda for the next meeting. Members briefly discussed the path forward for growth framework meetings. Staff will have a proposed schedule at the next meeting.

NEXT MEETING IS ON NOVEMBER 19, 2019. MEETING ADJOURNED AT 8:33 P.M.

