

Meeting Minutes

Thursday, February 6, 2020

Hyperlink to [Meeting Video](#)

Community Plan Advisory Committee

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

Absent: Vice-Chair Jeri Dean, Dawn Hegger-Nordblom, Aina Kohler

County of Maui – Planning Department

Pam Eaton, Long Range Planning Division

Kate Blystone, Long Range Planning Division

Tiffany Bostwick, Long Range Planning Division

Dan McNulty-Huffman, Long Range Planning Division

Mike Napier, Long Range Planning Division

Ann Cua, Current Division Planning Supervisor

Call to order at 5:38 p.m.

Public Testimony (00:00 to 17:30 in Meeting Video)

Kanani Higbee requested that the meeting be moved to another date since the Department of Hawaiian Homelands (DHHL) could not make it to the meeting. She also noted that the Maui Island Plan (MIP) hasn't been honored in regards to Hawaiian Homes, and listed the struggles that Native Hawaiians endure due to displacement. She asked members to read her written testimony that was submitted due to time constraints.

[\(Link to written testimony\)](#)

Mark Deakos passed out a Living Building Challenge handout and asked CPAC to consider it and bring up the ideas listed with developers when reviewing projects. (Link to handout unavailable)

Chad Fukunaga provided a handout to members and requested their consideration in designating four parcels of land that most clearly correlate with the 1996 West Maui Community Plan. Chair Nishiki noted that the parcels Chad was referring to are not on the evening's agenda, and encouraged Chad to attend the February 18 meeting when the area where his parcels are located is discussed. [\(Link to handout\)](#)

Ke'eaumoku Kapu re-emphasized considering the information he submitted to CPAC at the previous meeting when looking at projects in each area. (Handouts from previous meeting: [Aha Moku System and Collaborative Governance](#), [Traditional and Customary Hawaiian Rights](#))

Review: Draft West Maui Community Plan, Implementation and Monitoring Section – Action Prioritization (17:30 to 30:25)

Kate Blystone provided an overview of the Action Ranking Tool that members will use to prioritize the Draft Community Plan's actions for the five Goals. (17:30 to 25:55)

Members thanked Planning staff for their work on the Action Ranking Tool. Questions including if staff could provide the Excel version of the document, and if additional actions can be added to the list.

Review: Draft West Maui Community Plan, Growth Framework Section – Kā'anapali and Lahaina Subareas (30:30 to 2:23:12)

Pam Eaton re-introduced staff to CPAC and briefly went over the agenda for the evening. She also introduced the resource people available to answer any questions: Ann Cua (Planning Department, Current Planning Division), Dean Minakami (Hawai'i Housing Finance & Development Corporation [HHFDC]), Ke'eaumoku and U'ilani Kapu ('Aha Moku), and Mike Sommers (DHHL).

Pulelehua Project District (34:38 to 1:27:23)

Discussion:

- Joseph Pluta referenced Paul Cheng's testimony and requested to change the designation from Parks/Open Space to match the State Land Use Commission's and the County of Maui's Project District zoning.
- Leilani Pulmano noted that project district zoning allows for flexibility, but that the placement of Community Plan designations restricts that flexibility. She suggested having any project districts under the Special Purpose District designation.
 - Pam Eaton and Ann Cua explained the issues with project districts and administering those project districts.

- **Joseph Pluta made a motion to incorporate Paul Cheng's testimony to clarify the 20-acre track of the Northern end of Pulelehua as a Rural Residential designation instead of Parks/Open Space. Ravi Bugga seconded the motion.**
 - Questions from members included whether the the entire site would be designated Rural Residential; clarification on how many houses will be on the 23-acre property; and the difference between Agriculture and Rural Residential designations.
 - Chair Nishiki clarified that a more accurate acreage for the property is 20 acres (amended above; acreage was originally noted as 23 acres).
 - Chair Nishiki and members Donald Gerbig, Joseph Pluta, Angela Lucero, Ravi Bugga, Dylan Payne, Leilani Pulmano, Karen Comcowich and Yvette Celiz voted in favor of the motion, with member Hans Michel opposed. **9-1, MOTION PASSED.**
- **Leilani Pulmano made a motion to change Pulelehua's designation to Special Purpose District. Dylan Payne seconded the motion.**
 - Questions from CPAC included whether the designation change would impact any of the approvals the Pulelehua project has gotten so far; whether there is an industrial subdistrict in the Pulelehua ordinance; clarity on the Special Purpose District designation description; the status of the Pulelehua project; and what designation would match with Leilani's intent to keep the area flexible.
 - Member Leilani Pulmano voted in favor of the motion, with Chair Nishiki and members Hans Michel, Donald Gerbig, Joseph Pluta, Angela Lucero, Ravi Bugga, Dylan Payne, and Karen Comcowich opposed. Member Yvette Celiz abstained from voting (abstaining is counted as support for the motion). **2-8, MOTION FAILED.**
- **Chair Nishiki then made a motion to accept the Planning Department's recommendation for the Pulelehua designation with Joseph Pluta's amendment as approved by CPAC. Ravi Bugga seconded the motion.**
 - Questions from CPAC included why certain areas have a higher level of detail on the map compared to others.
 - All voted in favor; **MOTION PASSED UNANIMOUSLY.**

Villages of Leiali'i (HHFDC) (1:27:23 to 2:23:12)

Discussion:

- Leilani Pulmano disclosed that she is the chair of the HHFDC board, but can participate in discussion and voting per the Board of Ethic's advisory opinion.
- Chair Nishiki proposed that the Planning Department work with Departments involved in infrastructure to provide necessary infrastructure as a priority for DHHL's projects. Pam Eaton asked resource person Dean Minakami about the availability of funds for infrastructure.

- Questions from CPAC included whether 'Aha Moku supports Chair Nishiki's direction to the Planning Department; whether the area's designation should be changed to Rural Village; whether HHFDC is still in the process of obtaining a building permit; whether Villages of Leiali'i is being built for Native Hawaiians only (since it is on ceded lands) or for everyone; what HHFDC's preferred growth alternative is; and where the proposed sewage treatment plant would be located.
- **Dylan Payne made a motion to create an industrial area where the proposed treatment plant would be (per HHFDC's Environmental Impact Statement); Leilani Pulmano seconded the motion.**
 - Questions and comments from CPAC included clarification on which Villages of Leiali'i is being discussed; what acreage is required for a wastewater treatment plant; pinpointing an appropriate location for the treatment plant; considering a motion to change the designation to Agriculture; whether motions can only be made regarding Community Plan designations only, or if conditions can also be added to the map.
 - **Dylan then withdrew his motion, and proposed that the issue be addressed in the Areas of Change instead of the maps. Leilani removed her second.**
- Additional questions from CPAC included whether the Department Recommended Alternative's designations are consistent with HHFDC's preferred designations.
- **Ravi Bugga made a motion to accept the Planning Department's recommended designation for HHFDC's Villages of Leiali'i; Angela Lucero seconded the motion.**
 - Questions and comments from CPAC included noting that HHFDC is the one developer that will bring 100% affordable housing; the number of units proposed; the actual feasibility of building the proposed number of units in the next 20 years; and 'Aha Moku's preferred scenario.
 - Chair Nishiki and members Donald Gerbig, Joseph Pluta, Angela Lucero, Ravi Bugga, Leilani Pulmano, Karen Comcowich and Hans Michel voted in favor of the motion, with members Dylan Payne and Yvette Celiz opposed. **8-2, MOTION PASSED.**

RECESS/DINNER BREAK

Review: Draft West Maui Community Plan, Growth Framework Section – Kā'anapali and Lahaina Subareas (Cont.) (2:23:12 to END)

Villages of Leiali'i (Department of Hawaiian Homeland) (2:23:29 to 2:25:38)

Discussion:

- Pam Eaton noted that staff did coordinate with DHHL and that the Community Plan designations in the Department Recommended Alternative are consistent with what DHHL has planned.
- **Ravi Bugga made a motion to accept the Planning Department's recommended designation for DHHL's Villages of Leiali'i; Karen Comcowich seconded the motion. All voted in favor; MOTION PASSED UNANIMOUSLY.**

Honokowai (DHHL) (2:25:38 to END)

Discussion:

- **Chair Nishiki made a motion to accept the Planning Department's recommended designation and to include Areas of Change to prioritize infrastructure to the area; SOMEONE seconded the motion.**
 - Questions from CPAC included clarification on the motion; and verification of Community Plan designations being consistent with DHHL projects.
 - All voted in favor; **MOTION PASSED UNANIMOUSLY.**

NEXT MEETING IS ON FEBRUARY 18, 2020. MEETING ADJOURNED AT 8:36 P.M.

