

# Meeting Minutes

Tuesday, March 4, 2020

Reconvened from February 27, 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, Angela Lucero, Yvette Joyce Celiz, Dawn Hegger-Nordblom, Leilani Pulmano (arrived at 5:56 p.m.)

**Absent:** Vice-Chair Jeri Dean, 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

Annalise Kehler, Long Range Planning Division

**Call to order at 5:40 p.m.**

## **Review: Draft West Maui Community Plan, Growth Framework Section (0:00 to 1:41:01)**

Jennifer Maydan provided clarification on a question brought up at a previous meeting regarding duplicate or repeat motions, and gave a brief recap of the February 18 and 27 meetings.

## **LAHAINA SUBAREA:**

### **Pioneer Inn**

Members agreed to wait for Leilani to arrive before discussing Pioneer Inn.

### **Anchor Square (5:15 to 6:15)**

- Discussion:
  - Dylan Payne noted that after seeing the Department's recommended designation of Small Town Center, he feels that designation is adequate and that a motion or changes aren't needed.

### **Lahaina Inn/Industrial Site**

Members agreed to wait for Leilani to arrive before discussing.

### **Park along Lahainaluna Area (7:53 to 29:00)**

- Discussion:
  - Karen Comcowich proposed having a park/open space area from Lahainaluna High School Football Field (Sue D. Cooley Stadium) to Honoapiilani Highway, and between Dickenson Street and Prison Street.
    - Members discussed the lack of parks in general; security and maintenance for the parks; elevation changes; active farms in the area; aligning parks with the Lahaina Watershed Flood Control Project area; whether parks and open space should be outside of urban growth boundaries; using part of the flood channel as the park; and modifying the park/open space area shown on the map.
    - Mike Napier noted that he would need time back to make any edits to the map; members decided to return to the previous three items since Leilani had arrived.

### **Pioneer Inn, Lahaina Inn/Industrial site, Anchor Square (revisited) (29:00 to 40:00)**

- Discussion:
  - **Leilani Pulmano made a motion to designate Pioneer Inn as Resort/Hotel; Dawn Hegger-Nordblom seconded the motion.**
    - Planning staff provided background on their recommended designation (Small Town Center). After ensuring that existing use will continue to be allowed at the site with a Small Town Center designation, **Leilani withdrew her motion; Dawn withdrew her second.**
    - Leilani confirmed that she would not make a motion to redesignate the Lahaina Inn/Industrial site.
    - Hans Michel deferred to the Planning Department for Anchor Square.
    - Members briefly discussed whether recently adopted policies regarding short-term rentals in the Historic District might affect Pioneer Inn.

### **Lahaina Town South (40:34 to 1:01:45)**

- Discussion:
  - For the proposed Waine'e Planned Growth Area in the Areas of Change section, Karen Comcowich made a motion to **add a 50% affordable housing requirement, or to provide the option to identify the area as high priority if the developer chooses to do 100% affordable housing; Yvette Celiz seconded the motion.**

- Resource person Kyle Ginoza (Hope Builders) supported the motion, noting that the developer plans to do at least 50% affordable housing.
- Pam Eaton suggested directly referencing related policies and actions (particularly Action 5.07) in the language.
- Ke'eaumoku Kapu ('Aha Moku) noted that he doesn't believe an archaeological site assessment was done in the area and advised reviewing the area carefully for potential burials. Additional discussion included issues with and protection of the access road to kuleana lands.
- **Karen clarified that she wanted to keep the original language of her motion, and also include the reference to Action 5.07 as suggested by staff.** Chair Nishiki requested a friendly amendment to Karen's motion to **include a condition for the developer to maintain kuleana access and complete a detailed archaeological site assessment for the project;** Karen and Yvette agreed to the amendment.
  - **MOTION PASSED UNANIMOUSLY;** Dylan Payne was recused from voting.

#### **KAPALUA SUBAREA:**

##### **Minatoya List (1:02:33 to 1:07:11)**

- Discussion:
  - **Ravi Bugga made a motion to change the designation of Kapalua Bay Villas and Kahana Sunset from Resort/Hotel back to Residential;** Karen Comcowich seconded the motion. **MOTION PASSED UNANIMOUSLY.**

##### **Plantation Estates (1:07:20 to 1:41:01)**

- Discussion:
  - At the request of Ravi Bugga, resource person Adam Quinn (who manages the farm of a property owner who doesn't live on-site) spoke about allowable uses; CCR restrictions; impacts of a redesignation to Rural Residential; details of the owner's property, concerns about access to farming; about the owner's strong support of an Agriculture designation.
  - Resource person and Plantation Estates resident Brad Paulsen spoke about having a Rural Residential designation with a condition to continue agricultural farming, and clarified his previous testimony about regulating the subdivision's design.

- **Joseph Pluta made a motion to change the designation of Plantation Estates to Rural Residential, with the condition that current agriculture operations are protected; Hans Michel seconded the motion.**
  - Members voiced their understanding and support for or against the motion, and Leilani Pulmano urged property owners to work out a solution that is agreeable to all owners.
- Members Dylan Payne, Donald Gerbig, and Joseph Pluta voted in favor of the motion, with Chair Nishiki and members Leilani Pulmano, Dawn Hegger-Nordblom, Yvette Celiz, Karen Comcowich, Ravi Bugga, Angela Lucero and Hans Michel opposed. **3-8, MOTION FAILED.**
- **Ravi Bugga made a motion to accept the Planning Department's alternative for an Agriculture designation; Angela Lucero seconded the motion.** Chair Nishiki and members Dawn Hegger-Nordblom, Yvette Celiz, Karen Comcowich, Ravi Bugga and Angela Lucero voted in favor of the motion, with members Leilani Pulmano, Dylan Payne, Donald Gerbig, Hans Michel and Joseph Pluta opposed. **6-5, MOTION FAILED.**

## RECESS/DINNER BREAK

### Review: Draft West Maui Community Plan, Growth Framework Section (Cont.)(1:41:01 to END)

#### **Mormon Church property (1:41:01 to 1:52:37)**

- Discussion:
  - Chair Nishiki noted that CPAC originally voted to change the area from Public/Quasi-Public to Residential, but pointed out a shoreline access area that would be good for a beach park. **She made a motion to change the designation to Parks/Open Space and restrict any golf courses; Karen Comcowich seconded the motion.**
    - Discussion included concerns over taking away uses from the property owner; the Mormon church's desire to build a church at the site in the future and whether a church can be built within a Parks/Open Space designation; and the importance of connecting an eventual park with the shoreline.
  - Chair Nishiki and members Karen Comcowich, Hans Michel, Angela Lucero and Dawn Hegger-Nordblom voted in favor of the motion, with members Leilani Pulmano, Yvette Celiz, Dylan Payne, Ravi Bugga, Donald Gerbig and Joseph Pluta opposed. **5-6, MOTION FAILED.**

- **Chair Nishiki made a motion to change the designation from Residential back to Public/Quasi-Public; Leilani Pulmano seconded the motion.** Chair Nishiki and members Leilani Pulmano, Dawn Hegger-Nordblom, Karen Comcowich, Dylan Payne, Ravi Bugga, Angela Lucero, Donald Gerbig, Hans Michel and Joseph Pluta voted in favor of the motion, with member Yvette Celiz opposed. **10-1, MOTION PASSED.**

#### **Park across from Napili Bay (1:52:41 to 2:00:50)**

- Discussion:
  - **Chair Nishiki made a motion to change the designation from Agriculture to Parks/Open Space and disallow golf course development; Angela Lucero seconded the motion.**
    - Discussion included why the northern end of the parcel is not included in the motion.
    - **Dylan Payne requested a friendly amendment to accept the Department Recommendation of Parks/Open Space, with the condition of no golf course development; Chair Nishiki and Angela accepted the amendment.**
  - **MOTION PASSED UNANIMOUSLY.**

#### **Honokeana Bay/Cove (2:00:50 to 2:07:10)**

- Discussion:
  - **Chair Nishiki made a motion to change the designation to Parks/Open space and disallow golf course development; Karen Comcowich seconded the motion.**
    - **Leilani Pulmano requested a friendly amendment adding a condition that the County purchase the land; Chair Nishiki and Karen accepted the amendment.**
  - **MOTION PASSED UNANIMOUSLY;** Dylan Payne was recused from voting.
  - Before moving onto the next subarea, Leilani Pulmano clarified that zoning does not allow golf courses in open space.

Before moving onto the next subarea, **Leilani Pulmano made a motion to change the Kapalua Subarea to the Napili Subarea.** Jennifer Maydan noted that subareas are only being used to manage the update process, and that the finalized Plan will use moku and ahupua'a names instead of subareas. **Leilani then withdrew her motion. (2:08:04 to 2:09:20)**

### **Baseyard Area near Napili Farmers Market (2:09:26 to 2:17:13)**

- Discussion:
  - **Leilani Pulmano made a motion to change the designation to Employment Center; Dawn Hegger-Nordblom seconded the motion.** Members Leilani Pulmano, Dawn Hegger-Nordblom, Yvette Celiz, Dylan Payne, Ravi Bugga, Donald Gerbig, Hans Michel and Joseph Pluta voted in favor of the motion, with Chair Nishiki and members Karen Comcowich and Angela Lucero opposed. **8-3, MOTION PASSED.**

### **Area directly north of previous parcel (Waialele Ridge Project) (2:17:29 to 2:19:23)**

- Discussion:
  - **Dylan Payne made a motion to change the designation to Residential; Leilani Pulmano seconded the motion. MOTION PASSED UNANIMOUSLY.**

### **Park area across from Hanaka'o'o/Area in Olowalu/Area in Ukumehame (2:19:29 to 2:21:50)**

- Discussion:
  - **Chair Nishiki made a motion to disallow golf course development in the three above areas CPAC designated as Parks/Open Space; Ravi Bugga seconded the motion. MOTION PASSED UNANIMOUSLY.**

## **KAANAPALI AREA:**

### **Area around Honokowai Wastewater Treatment Plant (2:22:00 to 2:29:37)**

- Discussion:
  - **Dylan Payne made a motion to change the designation to Industrial.** *(Upon reviewing the meeting video it was noticed that the motion did not have a second.)*
    - Discussion included whether there is a need for a heavy industrial site; and existing uses of the area.
  - Members Leilani Pulmano, Dawn Hegger-Nordblom and Dylan Payne voted in favor of the motion, with Chair Nishiki and members Yvette Celiz, Karen Comcowich, Ravi Bugga, Angela Lucero, Donald Gerbig, Hans Michel and Joseph Pluta opposed. **3-8, MOTION FAILED.**

### **Ka'anapali Town (2:31:10 to 2:41:23)**

- Discussion:
  - **Karen Comcowich made a motion to identify high priority 100% affordable housing for the small area in Kaanapali Town** (see yellow polygon at 2:31:30 in video), **with County to initiate change in zoning; Yvette Celiz seconded the motion.**

- Discussion included the Planning Department's concerns in properly implementing a change in zoning for the specified area; and possible amendments to target a certain acreage within Kaanapali Town or Kaanapali Town North for 100% affordable housing. **Karen decided to withdraw her motion**, noting that there are policies and actions in the Plan to ensure affordable housing in the area; **Yvette withdrew her second**.

#### **LAHAINA AREA:**

##### **Park along Lahainaluna Area (Revisited) (2:41:23 to 2:46:37)**

- Discussion:
  - **Karen Comcowich made a motion to designate the area as Parks/Open Space (see polygon at 2:42:08); Dawn Hegger-Nordblom seconded the motion.**
    - Members discussed the planned flood control project in the area.
    - **Chair Nishiki made a friendly amendment to prohibit golf course development; Karen and Dawn agreed to the amendment.** Chair Nishiki and members Leilani Pulmano, Dawn Hegger-Nordblom, Yvette Celiz, Karen Comcowich, Ravi Bugga and Angela Lucero voted in favor of the motion, with members Donald Gerbig, Hans Michel and Joseph Pluta opposed; Dylan Payne was recused from voting. **7-3, MOTION PASSED.**

**NEXT MEETING IS ON MARCH 10, 2020. MEETING ADJOURNED AT 9:01PM.**

