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**MAUI PLANNING COMMISSION  
REGULAR MINUTES  
SPECIAL MEETING – WEST MAUI CP  
OCTOBER 27, 2020  
RECESSED TO  
NOVEMBER 10, 2020**

**A. CALL TO ORDER**

The recessed special meeting of the Maui Planning Commission was called to order by Vice Chairperson Christian Tackett at approximately 2:19 p.m., Tuesday, November 10, 2020, online via BlueJeans; **Meeting ID: 542 394 318**

Mr. Tackett: So, this is a reconvening of the October 27, 2020 meeting. Roll call of Commissioners, Jerry Edlao, good afternoon.

Mr. Edlao: Hello, Chair.

Mr. Tackett: Are you guys getting an echo for me? Is that better? Okay, sorry, it's the two-device thing. Next would be Kawika Freitas.

Mr. Freitas: Aloha, Vice-Chair.

Mr. Tackett: Aloha, my brother. Mel Hipolito.

Mr. Hipolito: Aloha, Vice-Chair and fellow Commissioners and everyone on the call.

Mr. Tackett: Aloha, P Denise. I believe you're on mute.

Ms. La Costa: Aloha, Vice-Chair.

Mr. Tackett: I just threw my laptop in the trash can maybe that will help.

Ms. McLean: If the Commissioners can mute their mics when they're not speaking that might help too.

Mr. Tackett: Commissioner Pali, good afternoon.

Ms. Pali: Hi, good afternoon everyone.

Mr. Tackett: And Commissioner Thompson.

Mr. Thompson: Aloha Vice-Chair and Commissioners, and all that watch, good afternoon.

Mr. Tackett: And who did I miss since I skipped out of...I think I called roll call before I should have, so I'm just wondering have I missed anybody? No? All right, well, thank you guys, thank you guys for your time. And then, I guess we'll be moving onto the first agenda or our first issue.

**B. UNFINISHED BUSINESS**

1  
2           **1.       MS. MICHELE CHOUTEAU MCLEAN, PLANNING DIRECTOR, transmitting the**  
3           **West Maui Community Plan Advisory Committee’s recommended revisions**  
4           **to the West Maui Community Plan pursuant to the provisions of Chapter**  
5           **2.80B of the Maui County Code. (J. Maydan)**

6  
7                   **a.   It is intended that discussion be limited to the following subsections of**  
8                   **Section 4 Growth Framework, to the extent possible:**

- 9  
10                           **i.   3.4 Community Plan Map**  
11                           **ii.  3.5 Subarea Descriptions (Subarea 4 only)**  
12                           **iii. 3.6 Areas of Change**  
13                           **iv.  3.7 Areas of Stability**  
14

15 Ms. McLean: Vice-Chair the only item on the agenda is discussion to Section 6, the Growth  
16 Framework and specifically Subarea 4. At the last meeting you received presentations for  
17 proposed project, Puunoa, Polanui, Makila Rural East and Olowalu, so you might want to go in  
18 order through those or move from north south in the sub area. Testimony was completed at the  
19 last meeting. So, today is just commissioner discussion and action on the designations in  
20 Subarea 4.

21  
22 Mr. Tackett: Could you, could you go through the order, please? That way I can write it down.

23  
24 Ms. McLean: Sure. Let’s see, Puunoa.

25  
26 Mr. Tackett: Got it.

27  
28 Ms. McLean: Polanui.

29  
30 Mr. Tackett: Got it.

31  
32 Ms. McLean: Makila Rural East, and Olowalu.

33  
34 Mr. Tackett: Got it.

35  
36 Ms. McLean: If I could also ask Pam Eaton, she’s representing the Long Range Division today if  
37 there was anything she needed to add...(inaudible-audio feedback)...

38  
39 Ms. Eaton: Thanks, Michele. Yeah, I’d like to as we have in all our past sub areas just run through  
40 the Sub Area 4 overview quickly. There’s quite a bit of information that you guys have that we  
41 put together at the request of Chair Carnicelli just to note so that you know that you have it. It  
42 won’t take me very long, it’s just to basically guide you as to where everything is in the plan if  
43 you’d like me to do so, is that okay Chair.

44  
45 Mr. Tackett: Yes, that would be excellent. Thank you so much.  
46

1 Ms. Eaton: Okay, great, wonderful. So, as Michele said what today we're discussing Sub Area 4,  
2 and as a reminder this is on Page 94 in the plan. It provides some information about Sub Area 4,  
3 and this sub area includes three distinct communities, Launiupoko, Olowalu and Ukumehame.  
4 The map is on Page 95. The other parts that we're looking at is on Page 97 to 99, and this is the  
5 Areas of Change. And as reminder, the Areas of Change are basically defined as areas where  
6 there are opportunities for growth and additional changes based on planning principles,  
7 community feedback and the CPAC meetings. The sources of this information includes the Maui  
8 Island Plan, the Planned Growth Areas, many of the CPAC...I'm sorry, the community plan  
9 processes and public workshops and the actual CPAC meetings.

10  
11 Within the Areas of Change on Page 97 are five parks, totaling 800 acres, five areas. And like I  
12 said, those are on pages in detail 97 and 98, and you'll see where the maps are on them...I'm  
13 sorry, the parks are on Page 99.

14  
15 The other section that we're going to be discussing today includes the Areas of Stability and the  
16 Areas of Stability are on Pages 114 to 116 of your plan. And these have been identified by the  
17 community during the engagement process and also discussions during CPAC meetings, and  
18 basically these areas should remain the same. This reflects what the community cares about and  
19 much of the discussion regarding cultural resources, special open spaces, environmental features  
20 and natural systems and then areas that should be continued under Ag with ag production. The  
21 maps for these areas are on Page 115.

22  
23 The final thing I'll go through right now is just to let you know, as you've asked in past meetings  
24 with regard to these areas in Subarea 4, throughout the community engagement process, there  
25 was concern regarding ag subdivisions and gentleman farms, impacts from sea level rise were  
26 discussed, protecting cultural, environmental and scenic resources and traffic congestion within  
27 Subarea 4. There was concern regarding the prevalence of 201H affordable housing projects  
28 whose particular area as well. And then finally, the community expressed quite a deal with regard  
29 to wanting to concentrate new development close to existing neighborhoods, jobs and services,  
30 and the desire to protect cultural, environmental, scenic and ag resources.

31  
32 The Department's recommendation, which was adopted by the CPAC, did not include any  
33 particular did not include any growth in this area. I think the other thing that will probably come  
34 up today is that there's more than sufficient growth areas closer to Lahaina and other established  
35 communities to accommodate the 20-year projected growth.

36  
37 CPAC when they address Subarea 4, in summary, much of the discussion regarding fast-track  
38 affordable housing projects, rural development in Makila and Launiupoko, and the urbanization of  
39 Olowalu. In the end, the CPAC voted to accept the Department's recommendations and  
40 Subarea 4 is predominately designated as Ag with some Park and Open Space.

41  
42 Chair Carnicelli requested for this meeting and it's in an August 31<sup>st</sup> memo that you all should  
43 have, a summary of the Growth Alternative 6 that the CPAC recommended, that's there, followed  
44 by a methodology that calculated the dwelling unit capacity. There is a table of the community  
45 plan designations and the corresponding zoning districts. There is a list of undeveloped and  
46 entitled projects for subarea. And finally, this has come up in the past, there is a summary of the

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1 CPAC Growth Framework votes by subarea. And Chair today, for your resources, resource  
2 people, Kyle Ginoza and Kamuela Goo is here to present the Puunoa, Polanui and Makila Rural  
3 East Projects. Dean Frampton should be on the call, who represent Olowalu. And with regard to  
4 CPAC members as resources, so far, we have Kai Nishiki, Angela Lucero, and Leilani Pulmano.  
5 Thank you.

6  
7 Mr. Tackett: Thank you, Pam. Could you, could you repeat the representatives for Puunoa and  
8 Polanui, please?

9  
10 Ms. Eaton: Sure, Kyle Ginoza and Kamuela Goo, they were on last, at our last meeting.

11  
12 Mr. Tackett: Got it. All right, I guess we're going to start with Puunoa. Director, what do you think  
13 would be the most efficient way to work through this?

14  
15 Ms. McLean: Chair, I would suggest first asking if members have questions for the presenter of  
16 that project, and as questions are answered then to have discussion among the members of  
17 whether to retain the CPAC's recommendation for the site or if the Commission wishes to  
18 recommend a change.

19  
20 Mr. Tackett: Okay, and then one other question, I know that it there's the 201H, the 201H, that  
21 process is suggested to be taken out is that a...is that something that we're gonna address,  
22 address ...(inaudible)...different date or is that something that we're gonna address area by area?

23  
24 Ms. McLean: Well, if you're talking about the 201H that was approved in the Makila Subdivision,  
25 Greg Brown's 201H project, that has its approvals regardless of the community plan designation,  
26 so...

27  
28 Mr. Tackett: I thought it was laid out in the, in the plan that we're not gonna have that any more,  
29 the 201H?

30  
31 Ms. McLean: Commissioner Pali is holding up Policy 3.7.2.

32  
33 Mr. Tackett: Yes, is that the one. Let's see if I can it.

34  
35 Ms. McLean: On Page 116. Thank you, Commissioner Pali.

36  
37 Mr. Tackett: Thanks Pali.

38  
39 Ms. McLean: That is a recommended policy, that policy reads, gentlemen's estate projects and  
40 projects following the State 201H or County 2.97 process shall not be approved within this area  
41 of stability.

42  
43 Mr. Tackett: And does that also go for affordable housing projects as well or does it just go for  
44 gentleman estates and state projects?

45

1 Ms. McLean: Well, the 201H and 2.97 processes are for affordable projects. Those are the fast-  
2 track approval processes. There's a State level fast-track and there's a County level fast-track.  
3 So, what the policy is saying is that if, if a project gets those approvals you still leave the  
4 community plan designated typically as Agricultural, that's typically what the designations are.  
5 So, what that policy is saying is that you would not change those. So, I would recommend if you  
6 do want to designate them differently in the community plan than what the CPAC recommended  
7 you might want to change that policy as well so that the two go hand in hand so that you don't  
8 conflict.

9  
10 Mr. Tackett: Okay, so do you think that's an appropriate time to cover that issue 'cause I'd like to  
11 know what the commissioners feeling on, on Policy 3.7.2 is and see whether or not everybody is  
12 in agreement on that, is that something we can do now or is that something that we—

13  
14 Ms. McLean: Yeah, that is on...that is one of the sections posted on the agenda, so, it is sort of  
15 an overarching policy that would guide your decisions in these other areas to a degree, so it would  
16 be appropriate now.

17  
18 Mr. Tackett: Okay, thank you Director. So, Commissioners I think, I think, I think we should start  
19 with that one because it kind of impacts all of them. I'm gonna take each one of your guy's input  
20 on it and then I think we should come to a vote as to whether or not we leave it the way it is or we  
21 change it. As I understand it, it's a tool to create affordable housing. As I understand it, it still has  
22 to go through processes. You can still, it can still be shot down or it can be approved through that  
23 process, but I believe with this particular process in place, that we limit things that we could  
24 possibly look at to approve or not approve. And so, that's...I think that would be a good place to  
25 start, and I think we'll just...we can just with whoever has input on that, on that item at hand.  
26 Anybody got a...P Denise please.

27  
28 Ms. La Costa: Thank you, Vice-Chair. I attended probably 30 of the 37 meetings, and it was  
29 vocalized continually and loudly, and the, the majority of people, not all of them, but the majority  
30 of people on CPAC, and those who were present at those meetings were very definitive about  
31 how they did not want to have Ag lands turned into gentlemen's estate or have them be to 201H  
32 or 2.97, mainly because the agricultural land here list right at the bottom of Launiupoko, they're  
33 growing amazing crops now. So, that is part of one of these projects, and I think that we need to  
34 leave Ag lands in Ag just as the community has asked us to. They actually asked that no projects  
35 be approved until CPAC was finished, but the County chose otherwise, which is why Mr. Brown's  
36 project got approved. So, the community spoke loudly and clearly over 37 meetings that that's  
37 the majority of people wanted it to stay exactly as it is stated in 3.7.2 to disallow gentlemen's  
38 estates and 201H and 2.97 projects.

39  
40 Mr. Tackett: Okay, so you're saying that that, that's...Okay, understood. Thank you, P Denise.  
41 Kellie.

42  
43 Ms. Pali: So, I would, I would definitely respect my fellow Commissioner's opinion, but I would  
44 disagree with the, the evidence that it was a general desire of CPAC and the community, because  
45 last meeting we heard several people come up and say that they actually didn't agree to this. And  
46 we also have written testimony, who is this person, Joe Pluta, that says something completely

1 opposite. He's saying that there were other groups that actually disagreed, West Maui Taxpayers  
2 Association, and he names other communities, Olowalu community that they did not agree with  
3 this particular policy, 3.7.2, and he even goes so far as saying, I believe you should delete the  
4 areas of sustainability policy, because this was never discussed at CPAC meetings. And he's  
5 been here several times in person and has several written testimony. Not just him, other members  
6 have testified, the guy that called in at the last meeting over the phone, and I think I heard that  
7 maybe his opinion was discounted because of maybe who he worked for. And I think the land  
8 owner also testified, and I made a list the land owner named several people on the CPAC  
9 committee also that disagreed with this policy. When I counted the people he named, it was, it  
10 would have had the majority, so I, I...this is really difficult for me to even understand what's fact  
11 and what's not fact. Pamela, do or you have a question? Oh, go ahead.  
12

13 Mr. Tackett: I'll go ahead, as soon as you're done Kellie, I'll go ahead and turn it over.  
14

15 Ms. Pali: So, aside from the idea that all these people want this, if I just put that aside for a  
16 moment because I'm having conflicting information about that, my personal opinion as I look at  
17 West Maui and I look at finding ways to shut down affordable housing, if I look at the, the, the  
18 opinion that affordable housing solely should only be connected in already developed areas, I  
19 think my keeping true to wanting to help all people across the board, then I would disagree and  
20 not like to see this in. And let me just spend two minutes explaining why, even in the last  
21 affordable housing, you guys saw a spread. We had a table that showed income, medium  
22 household, they showed below 80 percent, 80 percent to 100 percent, 100 percent to a  
23 120 percent, 120 percent to a 140 percent, those groups of income are identifying categories of  
24 families, families that make 60,000 and below combined income, household income. The second  
25 group would be, let's say, the 60,000 to 80,000 that's category of family type number two. These  
26 categories are family types and I personally believe that we shouldn't discriminate against the  
27 families that still have a right to have affordable housing, who might be in the higher end, the  
28 120 percent, 140 percent. To me, that looks like a nurse and a firefighter that's married. That  
29 looks like a police officer and a teacher. They make good money separately, and combined  
30 income household they're gonna be in the 120 to 140. They don't need they're affordable housing  
31 project next to infrastructure. They might want and desire more urban lifestyle. There's a reason  
32 why when we all buy our first homes, their condos, then it's a house, and then if we're lucky, we  
33 migrate Upcountry. Are we saying that we don't want any families living in Huelo because it's too  
34 far back? Maybe the teacher and the police officer that are married, they have enough to have a  
35 decent, nice car and they would like an affordable price house in Huelo. Is that what we're saying,  
36 that we don't want to give those people an opportunity to live in Launiupoko or Olowalu. If the  
37 area itself is lacking infrastructure or dangerous to our coastlines or you know, maybe the iwi  
38 kupuna cannot be protected, I would say that they're going to have to go through their natural  
39 process and SMAs and all that to make sure that the project is sound, but to do a blanket kapu,  
40 no can, we're going to kill it right now and we're going to discriminate on the families that are  
41 making a little bit more money but still qualify for affordable homes, saying that they'll never get  
42 that kind of opportunity, experience other parts of the island and they have to go Central because  
43 we're helping them, I disagree with that. So, that's my two cents in it.  
44

45 Mr. Tackett: Thank you, Kellie. Pamela, I noticed that you had something you wanted to add to  
46 that.

1 Ms. Eaton: Yeah, thank you, Chair, and thank you, Chairwoman for, I'm sorry, Councilwoman for  
2 bringing that up. I want to address because I think it's really important, this topic of saying that  
3 Areas of Change and Area of Stability were never discussed by CPAC. We actually put together  
4 several e-mails, and if you look at the meeting summaries, starting with an email was sent by  
5 Jen Maydan to the CPAC on May 6<sup>th</sup>, 12:57 p.m., and in the third paragraph, it basically tells and  
6 directs the CPAC specifically, specifically to research and read and come to the next meeting  
7 armed to discuss and suggest changes to the Areas of Change and Areas of Stability. That was  
8 followed by May 13<sup>th</sup> e-mail sent to the CPAC at 2:48 p.m., on the sixth paragraph. They were  
9 again instructed and reminded to please, please read and prepare and bring to the meeting your  
10 suggestions for changes or revisions to the Areas of Change and Areas of Stability. On the  
11 May 19<sup>th</sup> agenda, you will see at 10:45, under updated draft West Maui Community Plan on that  
12 agenda, we suggested to the CPAC the amount of time it would take for each topic because we  
13 went over the plan and under a Number 3, Section 3, Growth Framework, it says, staff  
14 recommends that CPAC focus on this section an hour and fifteen minutes way longer, more than  
15 an hour longer than any other section to address Areas of Change and Areas of Stability. So, in  
16 fact, it actually was unless maybe those CPAC members didn't read their emails, but it was  
17 suggested and we, and we prepared them so that they would be ready to discuss that.

18  
19 Mr. Tackett: Thank you. And I'll get I'll get right back to you, Kellie. I don't think that that was her  
20 intention to, to, to make that, that you guys did not address it. And I think that your latter, I think  
21 that your latter assumption is probably the more accurate one, because in daily life, there's a lot  
22 of e-mails that don't get read. There's a lot of stuff that –

23  
24 Ms. Eaton: I agree.

25  
26 Mr. Tackett: Yeah.

27  
28 Ms. Eaton: I just want to make sure they know, but that we really wanted their input.

29  
30 Mr. Tackett: Yeah, I think we, I think we absolutely know the amount of effort and time that you  
31 guys put in. And I know I don't think that Kellie in any way meant to, to, to allude to the fact that,  
32 that, that didn't happen. But I think, I think her, her comments are still valid because there are  
33 that group of people that didn't read that e-mail and they might have had to go shopping and they  
34 might have had to go, they might have had to go to the, to Central or they might have just gone  
35 surfing. Who knows where they went? You know what I mean? But yeah, so I think that's just  
36 my two cents on that. Kellie, did you have anything to add?

37  
38 Ms. Pali: Yeah, I just think, yeah, I'm not making an opinion of who I believe. I'm just for the  
39 record. They're just more than a small handful that are saying that they disagree with that  
40 conclusion no matter how it went down. I don't know. And I didn't get to go and pull all the  
41 minutes. But I'm just saying that I have to hear that testifiers. I can't ignore that evidence. But  
42 even aside from all that, not getting into that, I still wanted to share my opinion that we have to  
43 package the affordable housing projects and tailor them to the different family groups. And there's  
44 an idea that the same shoe fits every family and that's not accurate. And I think it's really important  
45 that we all understand that when we look at these income categories, we're looking at different  
46 family groups and they don't need the same thing. So, I think it would be very unwise to assume

1 that they all have the same needs and everything should look alike. And that's all I have to say  
2 on that.

3  
4 Mr. Tackett: Thank you, Kellie. And then as far as this, this discussion we have, I don't think that  
5 that our intention is to, is to go for a really long time on it. But I do think that each of you, as  
6 commissioners, you, you need to decide whether or not you want to take this tool out of the tool  
7 box or whether or not you want to leave this tool in the tool box, because in the end, you're going  
8 to have an ability to go over it if it's still in there and decide project by project, if it gets taken up,  
9 there will be nothing coming forward that, that, that fits those parameters and those opportunities  
10 will go away, which, which I think there could be. We don't know what those opportunities would  
11 be or won't be. But in the end, everybody's going to have a chance to weigh in on it and it's going  
12 to be either a yes or no. It's just whether or not we, we allow people to bring us things that they  
13 think might work, and we look at them and say yes or no, which, which I think is, is the question  
14 here whether or not you guys want to cut them all off as set in here or if you want allow, to allow  
15 some sort of opportunity. I know, I know Kawika, had his hand up next, so with that being said,  
16 I'm not going to not going to waste too much more of your time, and I'm going to go straight to  
17 Mr. Freitas. Kawika, what do you got my brother?

18  
19 Mr. Freitas: Thank you, Vice-Chair. I just want to mention that this is Policy 3.7.2 which falls  
20 under Areas of Stability that does not only include the south of Puamana, north of the Pali, but  
21 also includes an area north of Kapalua. Is am I, am I understanding that correct? So, when we  
22 make this decision unless we're specific it's gonna apply to both, just wanted to throw that out  
23 there. I'm going to stick with—

24  
25 Ms. Eaton: Correct.

26  
27 Mr. Freitas: I'm gonna stick with.

28  
29 Mr. Tackett: Michele said that's correct.

30  
31 Mr. Freitas: Okay, thank you. That's all I had.

32  
33 Mr. Tackett: Thank you, Kawika. Anybody? Mel, Mel what you got my brother?

34  
35 Mr. Hipolito: I'm sorry, I need some clarification because I'm a little confused in what we're doing  
36 with the process because last recessed meeting, you know we had over 35 public testimony and  
37 we recessed the meeting without being able to call back the developer and now we're moving to  
38 a different subject, so, can you help clarify this for me?

39  
40 Mr. Tackett: Sure, so we're gonna go, we're gonna go back to those things, I just think, we're  
41 just, we're just, we're just gonna hit this Policy 3.7.2 because it was something that, that I think, I  
42 think is very important and is something that we should get out of the way before we go through  
43 the rest of these projects. So, you're absolutely right, and as soon as we, as soon as you guys  
44 weigh in and we vote on what your guys feeling as the Maui Planning Commission  
45 Commissioners, once you guys give your input and you guys say, no, that we want it exactly how  
46 it is, it's gonna stay or if you say that no, we want to see the opportunities coming forward then it

1 will in change, but at the end of that which hopefully doesn't take very long, we're going straight  
2 to Puunoa and we're gonna go down the road exactly how you said.

3  
4 Mr. Hipolito: Vice-Chair, so, voting on 3.7.2 does not affect us questioning the developer for those  
5 other projects?

6  
7 Mr. Tackett: Correct. It's just whether, whether or not that policy you guys think is, is the right  
8 direction as your guy's opinions as the Maui Planning Commission Commissioners. So, I just  
9 want to know what you're, what your idea is, I want to call a vote, and whatever it is, it is. Go  
10 ahead P D.

11  
12 Ms. La Costa: Thank you, Vice-Chair. Just as some additional information that I don't know that  
13 Commissioner Pali or other commissioners who were not in attendance, the main reason for the  
14 community and Mr. Pluta was on the CPAC and is the President of West Maui Taxpayers  
15 Association is the water issue that is in this or the lack of water that is in this area, and that's why  
16 you can only put so many straws in a glass before the glass is empty. So, the biggest concern of  
17 these areas in the south from Puamana South, you drive on the highway and you see how brown  
18 it is all the way to Ukumehame and to the Pali, you know, it doesn't start getting green until  
19 Kahana. So, that was the biggest reason that they said, no, we want it to be maintained like it is  
20 in Ag, so that we can grow whatever we can with this water, but not have a thousand different  
21 people drawing water every single day with showers and toilets and that kind of thing. It has  
22 nothing to do with being discriminatory, and actually, that was, that's really not very fair for that  
23 opinion to be voiced, even though it was an opinion has nothing to do with being discriminatory.  
24 It has to do with natural resources that are available and how it's going to affect the reef and the  
25 water usage in those areas. And in disclosure, I live Launiupoko, and it has nothing to do with  
26 not my backyard, it has to do with I'm on water restriction and my \$50,000 worth of landscaping  
27 is dying because I don't have enough water. How are, how are hundreds of people going to have  
28 enough water down below?

29  
30 Mr. Tackett: I entirely understand that, and as I believe, I live in Wailuku and the straw originates  
31 in my backyard and goes to yours. So, I absolutely understand. Go ahead, Dale.

32  
33 Mr. Thompson: Are we still on 3.7.2, and if we are—

34  
35 Mr. Tackett: Yes, we are, yes, we are.

36  
37 Mr. Thompson: What exactly is a gentleman estate and why do we hate them? Gentlemen and  
38 estate sound...(inaudible)...I just don't know why.

39  
40 Mr. Tackett: I think, I think, I think I'll just weigh in shortly on that one, but I don't think that that's  
41 where we're trying to get to. I think we just got to go in, we gotta go in and decide. To me, the  
42 only reason we're weighing on this is it's gonna affect affordable housing. So, if it's...if you're  
43 gonna, if you're gonna throw it out, throw it out, if you're gonna keep it, keep it, but everybody  
44 hates gentlemen's estates because their, their acreages that turn into mansions with side houses  
45 and pool houses and nothing grown in bulk to support the community, that's why people hate  
46 them. If you took Launiupoko and said, hey you can have a, you a two-bedroom, one-bath farm

1 house on this land and you made them all Ag lots, and that's all that was available then there  
2 would be no more of these projects. The rich people would say, well, I don't want to live in no  
3 two-bedroom, one-bath house and raise plants all day, you know what I mean, I don't want this,  
4 you know, and then that's why I believe we have a problem with the gentlemen estates. So,  
5 basically, we're trying to make ag land, ag land, I think that's the process, but as far as right now,  
6 let's just stick to whether or not you want to keep the 201H process for affordable housing for us  
7 to, to, to have things to look at and to kill, you know. If they bring the projects to us, we look at  
8 them, it's not a good fit, you kill the project or we kill them right here with these 3.7.2 and we don't  
9 have to look at anything and that's what I'm trying to get through. Do you guys want to look at  
10 them or do you guys want to kill them all. I mean, it's up to you. It's quick enough, you know, so  
11 I just want input on that and then just move, move forward on it. I respect all your guy's opinions  
12 and whichever way the vote falls, we're gonna go with that. So, go ahead Dale.

13

14 Mr. Thompson: Does that take a motion?

15

16 Mr. Tackett: Yeah, it's gonna, it's gonna take a motion.

17

18 Mr. Thompson: So, okay, Kellie can...(inaudible)...she knows what she's talking about.

19

20 Mr. Tackett: Go ahead Kellie.

21

22 Mr. Thompson: Kellie, please.

23

24 Ms. Pali: Yeah, I just want to clarify that there's a million pieces to this puzzle, so when I make a  
25 comment on one piece, and didn't make a comment on other pieces, you don't position the pieces  
26 against each other. P Denise, I respectfully get that there's all kinds of other issues, I did not say  
27 that there weren't or weren't...was or weren't...was or was not. What I'm saying is, that I think  
28 3.2.7 potentially could undermine processes that are already in place. If there's an area and  
29 there's no water and there's this and there's that, I mentioned iwi kupuna, shoreline issues, then  
30 the processes in place will not let that go through. I trust the processes in place, but to do a  
31 blanket, automatically no without any opportunity to allow the landowners to try to find a place  
32 that might be appropriate away from the water, let them dig, and find their own water, whatever.  
33 To do a blanket, I think is dangerous, very dangerous, and so I respectfully understand your  
34 position, I don't agree with it, and that's okay. So, that's all I want to say about that.

35

36 Mr. Tackett: Okay, and excellent, I think we, we all feel that way. I think we should all respect  
37 each other's opinion that way. So, Dale, did you have a continuation of what you wanted to say.  
38 Are you in favor of 3.7.2 the way it is 'cause I think in the end it's gonna come down to do we  
39 leave it in place or do we remove it unless somebody has an amendment, you know? So, what's  
40 your feeling on 3.7.2?

41

42 Mr. Thompson: I believe it should be removed for all the reasons stated.

43

44 Mr. Tackett: Thanks, Dale. Anybody else got something to add in? Mr. Edlao, do you have  
45 something to add in on that?

46

1 Mr. Edlao: Well, I think there's a place for everything be it, you know, gentleman estates or  
2 affordable housing, and it's not like you know, they're gonna come in and say, I want to do this,  
3 boom, boom, boom, you know, they gotta go through all the hoops, you gotta come to us, and  
4 like Kellie says, you know there's a million other things that we can look at, but to just shut it down  
5 completely, I think it's not being fair actually from what I see, and like I said, you know, even if we  
6 did take it out, like I say, it's not a, you know, blank check for them to come in and do whatever  
7 they want. They do have to face, you know, the Commission and jump all the hoops, and we can  
8 also put conditions or like we say, if we don't want it, then we'll just get rid of it, say no, you know,  
9 that's my feeling.

10  
11 Mr. Tackett: Thank you, Jerry. I appreciate it. Go ahead Kawika.

12  
13 Mr. Freitas: Question for Director. So, if we left it as is, these lots can still be developed, the only  
14 difference is they don't get the "fast-track" as the 201H or the 2.97 process. I think the verbiage  
15 in here was very clear, was to avoid these fast-tracking, so I guess, let me finish my question  
16 Director, so, if we left it as is, they can still put in a proposal to do a development, it still goes, but  
17 it goes through more process and more approvals is that correct?  
18

19 Ms. McLean: Thank you for the question Commissioner Freitas. The way that I read this, it's  
20 important to look at the map on Page 115 'cause that's the area that's being discussed that would  
21 be affected by this policy. It's those two specific Areas of Stability, north of Makaluapua Point and  
22 south of Puamana and so what that would mean gentlemen's estates, my, my understanding of  
23 gentlemen's estates are subdivisions of agricultural land for what turned out to be essentially  
24 residential purposes under the guise of agriculture. And so, for a gentlemen's estate to be  
25 developed in these Areas of Stability from this point forward if this policy stays in place would  
26 have to go through a subdivision process. And when subdivisions come in, the Planning  
27 Department reviews them for consistency with zoning and our long-range plans, and so, this could  
28 potentially prohibit a new subdivision of ag land for gentlemen's estates. I would be specific that  
29 this means gentlemen estates which are typically two-acre lots. If a subdivision were to come in  
30 taking a thousand-acre ag parcel and they wanted to subdivided into three large parcels, I don't  
31 think this would come into play, but for those smaller subdivisions, so, Planning probably wouldn't  
32 be able to sign off on an ag subdivision in these areas if this policy were in place.  
33

34 When it comes to 201Hs or 2.9.7 though, those processes allow for exemptions from zoning,  
35 community plan, all kinds of requirements. So, those still would be able to go through the, the  
36 applicant would request a waiver from this policy. But it's kind of important for that policy to be  
37 there so that the decision makers know, oh, you need an exemption to do this, this is a policy in  
38 this area, but weighing all things for this project, we think the project is important enough to allow  
39 it to go through despite this policy. So, I don't think the affordable, those to fast-track affordable  
40 processes would be stopped. They would just need to add a waiver of this as, as one of the  
41 exemptions. But I do think it could potentially stop future subdivisions of ag land into small lots  
42 for pseudo ag residential purposes.  
43

44 Mr. Freitas: Thank you. Vice-Chair, I'm leaning towards leaving as written. Thank you.  
45

1 Mr. Tackett: Okay, I've got a question for you, Michele, based off of what you just said. So, what  
2 you're saying is that if we leave it as it is, it does not impact our opportunities for getting affordable  
3 housing whatsoever. It's no, there's it's, it's, it's just as easy if we leave it in as if we take it out.  
4 There's no detriment to, to us because if, there's no detriment to the affordable housing by taking  
5 it out, then I'm just wasting everybody's time here. So, I apologize for taking you guys down that  
6 road if, if it was my misunderstanding took us there. So, yeah, I'd like your input, Michele because  
7 if, if we're not if, if, if taking this out doesn't loosen the or doesn't allow it to be easier for affordable  
8 housing to be built, then can I apologize for taking you guys down this road in my...in the first  
9 place and we'll go straight to Puunoa, I'll shut it down.

10  
11 Ms. McLean: I think Pam wanted to comment first and then I'll comment after, after she goes if  
12 that's okay.

13  
14 Mr. Tackett: That would be excellent. Thank you.

15  
16 Ms. Eaton: Wonderful. Thank you, Chair. Thanks, Michele. That's a great comment. I'm glad  
17 you made that comment, Chair. I just want to point out that with regard to the availability of  
18 affordable housing, with this policy and even with this entire area, Subarea 4, remember and recall  
19 that in the previous subareas, particularly 2 and 3, there is a surplus of affordable housing that  
20 could be provided using the CPAC growth scenario. So, I just, I just want to make sure that that's  
21 in context that we remember that there's plenty of other places where more than what is needed  
22 can be provided with this particular growth scenario, even if there was no particular affordable  
23 housing within a specific area. It's not either or, there's just another hybrid, if you will, and more  
24 opportunity in other areas with the available infrastructure and shopping and services and jobs  
25 and all of that close by.

26  
27 Mr. Tackett: Yeah, I think. Thank you so much. Thank you so much, and I totally get what you're  
28 saying and I totally get what Kellie was saying as well, you know what I mean? Because there is  
29 that other group of people that are, are what would I say, the poor upper middle class. So, that's  
30 kind of you know, they make a lot of money, but in this state, they're still poor, you know, so  
31 anyways. Go ahead, Michele, what you got?

32  
33 Ms. McLean: Yeah, thank you, Chair, in response to your question, it would be one more thing  
34 that a fast-track project would need to ask an exemption for, but that would be among a long list  
35 of things that they typically ask exemptions for. So, I don't see that it would add any time or any  
36 cost to the, to either of those fast-track processes. So, I wouldn't see it as an impediment to, to  
37 201Hs or 2.9.7s going through the process.

38  
39 Mr. Tackett: Okay, so, Commissioners, I thought that it was a bigger impediment than it was. I'm  
40 going to go ahead and call for a vote after I get the last of your guy's input. I believe Kellie has  
41 something else to say and then we'll just call for a vote, and then we'll let, we'll it go and we'll  
42 move on. Go ahead, Kellie.

43  
44 Ms. Pali: Okay, so just so I'm clear, because I don't think I really, if you guys, Director can you be  
45 just a little bit more specific? I understood that if you're trying to zone this whole area as Open  
46 Space Park or Open Space and Park, that it's because you want no development in this area.

1 Can you say yes or no to that question? If I'm looking at Page 115, and we look at Figure 3.16,  
2 Areas of Sustainability and you have everything in this light green and then you have a darker  
3 green, maybe I can't see the different greens, but there is something called Open or Park/Open  
4 Space, and then there's something called Agriculture, and then there's something called State  
5 Conservation.

6  
7 Ms. McLean: Right. The Park/Open Space if you look makai of the highway, between...south of  
8 Puamana, that's the Park area, that's where the Park is. The majority of the lands we're talking  
9 about are Agriculture. So, the main coloration on that map is State Conservation and then  
10 Agriculture. The Park/Open Space is makai of the highway.

11  
12 Ms. Pali: Okay, so to, to clarify, if it's under the proposed Park/Open Space then are you saying  
13 that development would not be hindered by keeping it as suggested as Open Park Space?

14  
15 Ms. McLean: I'm not saying that about development, I'm saying that about 201Hs or 2.97 fast-  
16 track affordable housing projects.

17  
18 Ms. Pali: But he...okay, so, here's where we need to clarify because Chris asked, sorry,  
19 Commissioner Chair Tackett asked that if we kept 3.7.2 in that means it's saying they're not  
20 allowed, so if we kept that in, can these projects still go through in this area. So, would the answer  
21 be no?

22  
23 Ms. McLean: 201H or 2.97 fast-track processes asks for a range of exemptions from zoning—

24  
25 Ms. Pali: So, was that a no? Sorry, I didn't get the no, was that a no?

26  
27 Ms. McLean: Well,--

28  
29 Ms. Pali: Because this is saying it's not, shall not be approved within this area. So, how do we  
30 accept this saying it's not allowed, but then we're all under the impression that they still could go  
31 through here. I'm just feeling like it's not clarified, sorry, but I don't feel like we've clarified it  
32 properly.

33  
34 Ms. McLean: Okay, they could still go through, but they would have to ask for an exemption from  
35 this policy, and so that calls out to the Council that this policy exists, and that they need to get an  
36 exemption from it. So, it's not, it's not worthless. It doesn't stop those developments.

37  
38 Ms. Pali: It's not...(inaudible)...you're saying basically it's not final.

39  
40 Ms. McLean: It's not final.

41  
42 Ms. Pali: But then in reverse, if we just removed it, they still have to go in and we still have this  
43 natural processes that would either deem it a good project or not. So, I just...okay, thank you,  
44 thank you for clarifying. Yeah, it doesn't make any sense to me, but thank you, I appreciate it.

45  
46 Mr. Tackett: Yes, P D., go ahead.

1  
2 Ms. La Costa: Thank you, Vice-Chair. My last comment is that the CPAC process which is now  
3 starting in South Maui, is arduous and takes a lot of time. And if, if the people who sit on CPAC  
4 and those who make decisions for our community, which is why it is established, have come up  
5 with these things with testimony and, and both for and against, then I think we should honor all of  
6 their time and what the majority of the community wants, which is why it is actually in writing here,  
7 because, again, I went to most of those CPAC meetings and witnessed a lot of this stuff. So, we  
8 should honor the practice and we should honor how much time everyone's spent in this process.  
9 Thank you.

10  
11 Mr. Tackett: I appreciate that input. Go ahead, Jerry.

12  
13 Mr. Edlao: Okay, Michele, let's say if this policy stays in, then you saying that the 201H and the  
14 2.97 process still can be move forward. What would that process be? How would that work?

15  
16 Ms. McLean: The process is that the applicant puts together their application and it goes to  
17 depending on...it can go...well, I'll just talk in general terms. It goes to the County Council and  
18 the County Council has a fast-track to approve it or to disapprove it, and if they don't act within  
19 that short amount of time, then the project is deemed approved. So, the Council is under a tight  
20 timeline to review and make decisions on these projects and the projects typically ask for a variety  
21 of exemptions from various County laws, such as roadway improvements, zoning, community  
22 plan, long range plans, permit fees, things like that, and it's taken as an entire package, and the  
23 Council approves or disapproves or modifies it.

24  
25 Mr. Edlao: And do we get you get to see after that or it's just a done deal.

26  
27 Ms. McLean: The only way that you would see it is if it's in the SMA, like what you saw early  
28 today, Hale Kaiola, already went through Council. It would have to go through Council first before  
29 you guys could act on the SMA Permit.

30  
31 Mr. Edlao: Interesting.

32  
33 Mr. Tackett: So, and if it was if it went the other way, would we get to automatically see it or it  
34 would go directly to the Council and skip us as well, if we took it out?

35  
36 Ms. McLean: If...it wouldn't make any difference in whether—

37  
38 Mr. Tackett: ...(inaudible)...

39  
40 Ms. McLean: Yeah, whether this policy is or not doesn't change the commission's review authority  
41 of those projects.

42  
43 Mr. Tackett: Jerry, did you have some more? Sorry, about that.

44  
45 Mr. Edlao: Well, you say it wouldn't make a difference, but then what you're saying, you know  
46 either way, it goes through Council first and all of that stuff, so, so then, we don't get to see it after

1 that, right? Once the Council looks at it, takes everything into consideration, they say, okay, bam,  
2 you're good, we don't get to see it all either way.

3  
4 Ms. McLean: Whether this policy is in the plan or not—

5  
6 Mr. Edlao: Yes.

7  
8 Ms. McLean: --does it change your review of those projects? You would only ever review those  
9 projects if they're in the SMA.

10  
11 Mr. Edlao: SMA, right.

12  
13 Ms. McLean: Or, or some other, some other approval under your authority, but you don't have a  
14 role to play in the 2.97 or 201H process.

15  
16 Mr. Edlao: What other, what other issues that would bring it this way other than the SMA?

17  
18 Ms. McLean: Off the top of my head, if for some reason they needed a special use permit or a  
19 land use—

20  
21 Mr. Edlao: Oh, okay, okay.

22  
23 Ms. McLean: I can't think of why else they would other than SMA.

24  
25 Mr. Edlao: So, really then, it doesn't matter whether it's in there or not then.

26  
27 Ms. McLean: Well, it matters as just an overall policy for the region. Even  
28 though...(inaudible)...could grant exemptions from the policy, it still letting  
29 community...(inaudible)...developers, letting the Council know.

30  
31 Mr. Edlao: Okay, so, so if this, so if this stays in, the affordable 201H and the 2.97 process can  
32 proceed, what about the gentleman estates will this stop it?

33  
34 Ms. McLean: It could very...it would likely stop future gentlemen's estates because those require  
35 subdivision and the Planning Department reviews subdivisions for consistency with zoning,  
36 community plan, long range plans and if there's a policy in this plan that says no gentlemen's  
37 estates in these areas then we would not be able to sign off on the subdivision.

38  
39 Mr. Edlao: Oh, okay, thank you.

40  
41 Mr. Tackett: Go ahead, Kellie.

42  
43 Ms. Pali: Okay, just one last question. I wrote it down here. Director, can you just clarify because  
44 I feel like we're starting to pretend like it doesn't matter, and I just can't express how if it didn't  
45 matter, then it wouldn't even be in here. So, clearly it matters. Can you just answer, if it makes

1 it easier for a person or developer to get affordable housing, would it make it easier or harder if  
2 this policy was in?  
3

4 Ms. McLean: If the developer of affordable housing is using...following the 201H or 2.97 process,  
5 it would make it that much harder because they would have to add one more exemption, which is  
6 really not..., it's really insignificant. But it would need to be something that they'd include.  
7

8 Ms. Pali: Because my understanding is that this is a guide. It's a guide that's basically if we keep  
9 this in, it is screaming that we discourage any development in this area. That's, that's the voice  
10 of the people. So, I feel like it's not fair if we're trying to act like that's the, the wishes and the  
11 voice, but then on the same hand, we're saying, oh, but we can still approve development it just  
12 takes a little, extra a little step. I don't know that that's being very fair. I don't know that that's a  
13 fair translation. If we adopt this, it's clear that we all agree that no development, which is  
14 gentlemen estates and affordable housing projects will be in this area, and if that's what we want,  
15 then, okay. I just want to...I want to call the kettle black on this. If that's what we want, then, then  
16 we'll do it together as a group. I'll bow out it. But if that's not what we want, then this shouldn't  
17 be in there.  
18

19 Ms. McLean: I totally understand where you're coming from Commissioner Pali and the other  
20 Commissioners who've expressed a similar concern with why are we spending so much time  
21 talking about this? But this plan cannot undo what other laws already allow. And the 201H and  
22 2.97 processes simply allow for those waivers to be considered. You're not going to be able to  
23 change, to change those other laws. But the reason that I think it still has value is because in  
24 asking for an exemption, that developer would have to call to the Council's attention that this  
25 policy exists in the first place. And so, the Council would have to consider that in the context of  
26 the whole development. Okay, we're going to let you have sidewalks on only one side. We're  
27 going to let you build two residential standards even though you're on ag land. But while the  
28 community plan says, they don't want these affordable housing projects in these regions, are we  
29 going to give you an exemption from that? So, while they have the authority to do that, it does  
30 call to their attention that this policy is in there. So, they would have to consider that before  
31 granting that exemption. So, it does still have value. It doesn't prohibit it, but it does still have  
32 value.  
33

34 Mr. Tackett: All right, well, I think, I think we kind of, I mean, I know I understand it better than I  
35 did at this point. Go ahead Kawika, what you got.  
36

37 Mr. Freitas: Thank you, Vice-Chair. I just would like to share that I think we lost the impact of all  
38 of the testimonies we had two weeks ago on reasons why this area should not...should be left in  
39 agriculture with the, with the expert on the reef and a cultural person, Keeaumoku speaking.  
40 That's the problem is when we had that those people speak, then we lose the steam and then we  
41 come here trying to get back, and I still have that, I can hear them, I can hear them saying these  
42 things. So, with our next one, as we go right down the line, I going tell you folks now I'm going to  
43 support leaving it as the plan is, and just like this one, Section 3.7.2, I'm going to favor leaving it  
44 as is because of the powerful presentations that, testimonies we had two weeks ago. So, let's  
45 remember those testimonies when we make our decision. Thank you.  
46

1 Mr. Tackett: Thank you, Kawika. Anybody else got anything else to say? If not, I'd like to just  
2 some have a show of hands, who wants to leave as is and who wants to take it out, because I  
3 don't believe that there's anyone that wants to amend it. So, just the show of hands of who  
4 believes that 3.7.2 should stay as is. One, two, three, three...is that three out of...I got, I got three  
5 as keep it as is. Is that what you got, Michele?

6  
7 Ms. McLean: Yeah, I think Commissioner Thompson might be frozen.

8  
9 Mr. Tackett: Yeah, he looks frozen.

10  
11 Ms. McLean: No, he just moved, okay.

12  
13 Mr. Tackett: Okay, so, Commissioner Thompson, are you...is that, is that your stance as well?  
14 Are you for leaving it or taking it out? I can't hear you.

15  
16 Mr. Thompson: No, I did not raise my hand. No.

17  
18 Mr. Tackett: Okay, okay, so we're three, three is that where we're at? So, three, three for leaving  
19 as is, correct? Okay, and who would like to take it out? One, two, three.

20  
21 **A vote was taken and the following members voted to Policy 3.7.2 should be kept as is:**  
22 **Assenting – J. Edlao, K. Freitas, P D. La Costa**

23  
24 **The following members voted to remove Policy 3.7.2:**  
25 **Assenting – M. Hipolito, K. Pali, D. Thompson**

26  
27 **As there was not a majority vote either way, Policy 3.7.2 will remain in, but could be**  
28 **revisited and discussed at the last meeting in December should a member want to revisit**  
29 **the item.**

30  
31 Ms. McLean: Chair, so, it seems that you don't have a majority vote either way, so that means  
32 that will just stay, but we will have a wrap up meeting in December so that if anyone wants to  
33 revisit this at that time, and you may have a majority vote at that time, it can be discussed then.

34  
35 Mr. Tackett: I'm so glad you said that because I didn't want weigh in on the end of that anyway.

36  
37 Ms. Pali: May I find out how I get the copy of the meeting minutes from May 19<sup>th</sup>? Did you say  
38 Pamela that it's on the website?

39  
40 Ms. Eaton: Yes, they're on the website. The meeting summary as well as the votes are on the  
41 website, and you should have a copy of the votes as well. Sent to you was a memo,  
42 August 31, 2020 that Chair Carnicelli asked for and underneath one thru five items, so, you should  
43 have that in your packet, but you can also find them on the website.

44  
45 Mr. Tackett: Alright, thank you so much. Yeah, Kawika, what you got. Kawika, you had your  
46 hand up? I think Kawika is frozen now.

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1  
2 Mr. Freitas: How's about now?  
3  
4 Mr. Tackett: Yeah, I can hear you now.  
5  
6 Mr. Freitas: Good?  
7  
8 Mr. Tackett: Good.  
9  
10 Mr. Freitas: When we vote for the rest of the voting today, the majority is four or the majority five?  
11  
12 Ms. McLean: It has to be five. A majority of the entire commission, so, five votes are needed to  
13 take any action today.  
14  
15 Mr. Freitas: Thank you.  
16  
17 Mr. Tackett: Alright, well, let's move onto Puunoa then, that's next. So, should we have a...I think  
18 we're gonna entertain questions first, is that, is that what you said, Michele?  
19  
20 Ms. McLean: Yes, Chair. It's up to the Commission. I believe the developers are on the call.  
21 So, if folks have questions for them, they would be available. Otherwise, it would just be  
22 discussion among the Commission.  
23  
24 Mr. Tackett: I think, do you think it's a...it would be a possibility where the, the representatives  
25 could, could give us a refresher and then we could move forward from there?  
26  
27 Ms. McLean: That's up to the Commission's discretion if that's what you'd like then that's...  
28  
29 Mr. Tackett: Commissioners, how do you guys feel about that?  
30  
31 Mr. Edlao: I, for one, would want a just a brief thing from the developer, 'cause I wasn't at the last  
32 meeting and I did go over the notes, minutes and all of that, but I would appreciate the brief  
33 presentation from them before we ask questions.  
34  
35 Mr. Tackett: Okay, anybody opposed to getting a brief...please raise your hand if you're opposed  
36 to getting a brief refresher from the representative for each of the projects that we're looking at  
37 going forward. Anybody opposed? Kellie.  
38  
39 Ms. Pali: I'm recommending a max of two minutes please.  
40  
41 Ms. La Costa: Thank you, I was going to suggest the same, Kellie.  
42  
43 Mr. Tackett: All right, anybody got a problem with Kellie's two-minute, two-minute time? Okay, I  
44 gotcha, I got family I want to be with too, so I'm totally with you guys. So, let's start with Puunoa.  
45 We have two minutes for whoever is representing that project to just go over a quick refresher  
46 and then we'll go forward from there.

1  
2 Mr. Kyle Ginoza: Sorry about that. Hi, my name is Kyle Ginoza, and I'm actually we didn't think  
3 we'd have the owner with us, but we actually have Peter Martin and he'd rather speak on his own  
4 behalf rather than through me and Kamuela, so, if you don't mind, he'll take the two minutes.  
5  
6 Mr. Peter Martin: Good afternoon. I was interesting because I heard that a lot of people don't  
7 have time and I understand, to read this, but I have and I sent you all today, I hope you have it.  
8 Seven out of the thirteen commissioners, I mean, CPAC members, Don Gerbig, Aina Kohler,  
9 Leilani, Joe Pluto, Jeri Dean, Hans Micheals, and Dylan Payne all wrote in saying they want, they  
10 want to see housing for local families, that's seven out of thirteen, maybe some of the other six  
11 like it too, so we sent you their letters. They're very well written. Most of those people, like Ina  
12 Kohler, 40-years-old, firemen, ...(inaudible)...woman or husband, has children, athlete of the  
13 year, born and raised here. Jeri Dean, she was on there. She's now the principal of the  
14 Lahainaluna High School. She wrote a very strong letter. So, to say the people in the community  
15 do not want housing there it's just is not true. It's not a vote, and I hope you get to the bottom of  
16 it and respect the process and that it was stolen, and I hope you also read my letter to you folks.  
17 I wrote it this morning. I've written every time and I just want to end with, from the days of Big 5,  
18 the sugar companies since the Great Mahele--  
19  
20 Ms. Takayama-Corden: Two minutes.  
21  
22 Mr. Martin: --is...the land has not been available for us, the citizens. The Big 5 kept it away, and  
23 now you guys are keeping it away. It's just criminal.  
24  
25 Mr. Tackett: Thank you.  
26  
27 Mr. Martin: That nobody gets to live on the darn land. You should all be ashamed of yourself.  
28  
29 Mr. Tackett: So—  
30  
31 Mr. Martin: I hope you read this, yeah, you want to destroy the families—  
32  
33 Mr. Tackett: ...(inaudible)...excuse me, Kawika—  
34  
35 Mr. Martin: Destroy the families for—  
36  
37 Ms. La Costa: Time's up.  
38  
39 Mr. Tackett: Time's up, yeah. Kawika, go ahead, you had something to say.  
40  
41 Mr. Freitas: Yeah, I guess we missed the whole the presentation. I would like to make a motion  
42 to leave this designation as per the plan in Agriculture.  
43  
44 Mr. Tackett: I believe, we gotta, we gotta let everybody have a discussion on it Kawika before we  
45 shut everybody out, you know what I mean? I mean, we gotta let everybody weigh in, have a

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1 discussion, we cannot just be like, like if we wanted to build something, yeah, let's build it, I move,  
2 it's shut down, it's over, you know what I mean? We cannot really run it like that in my opinion.

3  
4 Mr. Freitas: Okay, I understand Vice-Chair. Thank you. I just felt that we are trying to go with a  
5 process, they were given a chance, but there was other...an attempt to do testimony, and that is  
6 all, I don't know, hearsay or whatever, and that's after-the-fact, and we—

7  
8 Mr. Tackett: I totally—

9  
10 Mr. Freitas: --get there and this is the kind of stuff that can make meetings go longer, so...

11  
12 Mr. Tackett: Yes, I agree with you.

13  
14 Mr. Freitas: ...we can go ahead and discuss.

15  
16 Mr. Tackett: I wholeheartedly agree, and I'm currently unemployed so I have no income. I got  
17 nothing, you know what I mean, like I got absolutely zero, I'm here for nobody, you know, so,  
18 nobody, nobody at all, so I totally understand what you saying. So, anyways, let's just go through  
19 it, give everybody a fair shot and then just, just make our, make our determination on it. I would  
20 like to talk to Pamela. Pamela, what was represented, what was represented by him was that  
21 seven out of the thirteen members have letters conflicting against what we just went over. Now,  
22 is there any validity to that or not?

23  
24 Ms. Eaton: No, Chair. I can tell you the facts are that there was a developer panel and presented  
25 to CPAC on Puunooa, and Kyle Ginoza did deliver a presentation, but there was no specific  
26 discussion about the Puunooa project, and I believe there's an issue with regard Urban Growth  
27 Boundaries, but with regard to the seven of the thirteen that's not accurate.

28  
29 Mr. Tackett: Okay. All right, you guys I guess that's all the information that we have to base our  
30 decision on, so anybody got...anybody want to speak to it or if not, then what would be the process  
31 after that, what are we, what do we hope to, to complete here, Michele?

32  
33 Ms. McLean: Chair, in this, in Sub Area 4, there are four projects presented to the Commission  
34 last time.

35  
36 Mr. Tackett: Okay.

37  
38 Ms. McLean: Again, those were Puunooa, Polanui, Makila Rural East and Olowalu. Right now,  
39 the CPAC map shows that area predominantly in Agriculture. It doesn't show any types of  
40 residential designations for any of these proposed projects. So, if the Commission cannot take  
41 action today, if you don't have a majority vote of five commissioners to change any of those then  
42 it will remain as the CPAC proposed. So, if any member wants to propose changing the  
43 designations for any of these four projects or for anything else in that area, for that matter, the  
44 entire sub area is in front of you today, then that commissioner could make a motion to do so, and  
45 you can have discussion.

46

1 Mr. Tackett: So, that would be a motion to, to make Puunoa Rural instead of Ag, is that it or  
2 something of that nature? Is that what we're, we're working through?

3  
4 Ms. McLean: Well, for Puunoa in particular, I don't think the Rural designation would be what  
5 they...what would accomplish that project. Probably more Small Town Center. I'd have to confer  
6 with Pam on what designation would be appropriate for that site.

7  
8 Mr. Tackett: Okay, let's, let's go to Pam and then my apologies to all you guys, I'm going to hobble  
9 through it, but I never, I never wanted to be Vice-Chair, I took it because nobody else would take  
10 it, so I'm just going to do my best and go through it, you know, so, I'm not going to be great at it,  
11 but I hope you guys will help me along the way.

12  
13 Ms. Eaton: Chair, you're doing fine. You're doing fine.

14  
15 Mr. Tackett: Thanks, Pam.

16  
17 Ms. Eaton: I guess, one of the comments I want to make is that this is not within, this is only  
18 partially within the Urban Growth Boundaries, so that was recognized. And then with regard to a  
19 community plan land use designation, if you were to look at the fact sheet on this that was  
20 provided and this is what you would actually go with, with the mixed use, residential and small  
21 commercial areas, then if you were to go that way, Michele's correct, Small Town Center would  
22 probably be the most appropriate designation.

23  
24 Mr. Tackett: Okay, okay, Commissioners, does anyone want a motion to, to change the  
25 designation to Small Town Center? If not, then we will be leaving it in Ag. Kellie.

26  
27 Ms. Pali: I just have a question. I just have a statement to help my fellow Commissioners 'cause  
28 I care about you guys so much. I really like using the maps. We kind of agreed when Lawrence  
29 was chairing to help you chair that so people can see what they're voting on. They did an amazing  
30 job with these maps. And so, can you take out your West Maui Community Plan Ukumehame  
31 Sub Area Current. And then I'd like to look at the proposed which says CPAC recommended  
32 Sub 4, And if you take these two out, here's the names there, then you...before you vote, you'll  
33 know what you're voting on. You can just put them side by side and you can just see what they  
34 currently are designated as and what the recommendations is. And you can see the contrast that  
35 you may already be doing it, but I know that this is really helpful since we're ready to vote. I just  
36 want to make sure we all have these tools in front of us.

37  
38 Mr. Tackett: Okay, well, let's, let's take a few minutes to make sure everybody's got their, got  
39 their things, as you guys get your stuff together as soon as you're ready, if you guys could just  
40 give me the thumbs up and, and then we'll go forward. Yes, sir, Mel. You're on mute still my  
41 brother.

42  
43 Mr. Hipolito: Question for clarification. So, the testimony that was given by the developer is that,  
44 that's it for all of the projects, are we're gonna take each project individually?

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1 Mr. Tackett: We're gonna take each project, so, that was, that was the two minutes that Kellie set  
2 out for...everybody's gonna get two minutes, but that was strictly for the Puunoa one.

3  
4 Mr. Hipolito: Okay, thank you.

5  
6 Mr. Tackett: You're welcome. Yes, Kellie.

7  
8 Ms. Pali: So, this might be a question for Pamela just because I had asked about this earlier and  
9 it was only based on testimony from the last meeting which was actually if, if, if I may, to the other  
10 commissioners, the developer we just heard from, his testimony was sort of identical to the...to  
11 his testimony last meeting. It wasn't anything new, but I just felt compelled to pull these minutes.  
12 And it does, 'cause Pamela, are you there? Pamela?

13  
14 Ms. Eaton: I'm right here.

15  
16 Ms. Pali: You had mentioned...I wrote these two dates down, you said that these were Section 3.7  
17 on Sustainability. You mentioned that it was in the CPAC meeting minutes. There was an email  
18 and then CPAC meeting minutes dated May 19<sup>th</sup>, and I'm on Page 3 of 4, the third...and I just  
19 need you to help me clarify so I don't feel like something weird is happening here. Page 3 of 4,  
20 the third paragraph at the bottom, it says, before moving onto the next section, Dylan Payne asked  
21 if it was possible to have discussion about sections in the plan that were not previously discussed  
22 or voted on. Jennifer Maydan clarified that while the Areas of Change and  
23 Sustainability...Stability sections had not been seen or discussed by CPAC prior to this meeting,  
24 those sections were created based on CPAC discussions in previous meetings, she and  
25 Chair Nishiki voted...noted that the intent of this meeting is to propose amendments and to vote  
26 on transmitting the plan with amendments to the Maui Planning Commission. So, I couldn't find  
27 where they voted on this section. Can you point out exactly where they voted on this section?

28  
29 Ms. Eaton: What I pointed out to you previously, because I think the question at hand was that  
30 whether or not this was ever discussed and brought up and I was just pointing out the dates I  
31 gave you were the emails with instructions sent to CPAC members.

32  
33 Ms. Pali: Okay.

34  
35 Ms. Eaton: So, look at this, and to bring it up at the May 19<sup>th</sup> meeting.

36  
37 Ms. Pali: So, it looks like you're reading—

38  
39 Ms. Eaton: And Dylan, and what you just read...let me just finish please—

40  
41 Ms. Pali: Yeah, go ahead.

42  
43 Ms. Eaton: And what you just read...thanks so much. What you just read about Dylan, he was  
44 also further instructed in emails because he had brought it up, to bring amendments because at  
45 the May 19<sup>th</sup> meeting each one of the CPAC members brought amendments to that meeting to  
46 be included in the plan, and unfortunately CPAC Member Dylan Payne did not, did not bring any

1 amendments or changes or revisions to that plan. Now the minutes that you're looking at I don't  
2 have those in front of me. I can go try to find them on the computer and come back. I guess I'm  
3 trying to understand what your specific question is with regard to Areas of Stability.

4  
5 Ms. Pali: Because 3.7.2, we're now talking about accepting the CPAC's recommendation and it  
6 does affect our decision, but I'm gonna take the lead from our Chair that says we can kind of loop  
7 back later, but I don't know that I can make a decision if I don't feel because the premonition is  
8 that this was the group's decision, and it's just difficult when we have testimony, as I mentioned  
9 earlier, that are saying that that's not the case. So, you just told me to go back to the meeting  
10 minutes. So, while we were kind of hanging out, I read this these four pages, and I'm just not  
11 finding what I was looking for because I'm trying my best in this transparency sort of position to  
12 make decisions based off of all the testimony. And I'm, I need help. I need help so I can  
13 understand your position.

14  
15 Ms. Eaton: Well, I think our position is fairly clear. But what you're looking at, we, we CPAC does  
16 not have verbatim minutes like the first of all, like the Planning Commission has, so what you're  
17 looking at is simply a summary of five months ago. I mean, I can't remember last week, but I  
18 believe five months ago. And I think the main thrust of this argument or concern, if you will, is  
19 that we directed on four different occasions to CPAC to bring their changes, revisions and  
20 amendments regarding Areas of Stability and Areas of Change. And since you brought up CPAC  
21 Member Payne, none...nothing was brought up at the May 19<sup>th</sup> meeting, but I do also want to let  
22 you know as a reminder that at that meeting, not only was all of this discussed, but they all voted  
23 on it and the plan did pass to be passed on to you by the CPAC.

24  
25 Ms. Pali: Okay, so well maybe later after today's meeting, I just would like to validate myself  
26 because that's sort of what I think we're tasked with is validate things and so if you could help me  
27 find that validation. Again, I...I'm here representing the will of the people, and if the people in  
28 general like P Denise La Costa said, if this is what they want, then I'm here to submit to that and  
29 to protect that.

30  
31 Ms. Eaton: Another, another resource that might be better would be if you looked at the video.  
32 So, if you looked at the video of the meeting, you would see the actual discussion, and that's been  
33 on the website for, I don't know, maybe a year. Take a look at our website because the section—

34  
35 Ms. Pali: Well, I can assure you I've not been researching this for a year. I've got better things  
36 to do, but now I will.

37  
38 Ms. Eaton: There's also, great...so, next to where you clicked on the link for the meeting  
39 summary, there's also a link to the video of the meeting, they're right next to each other. Thanks  
40 so much.

41  
42 Mr. Tackett: So, Pamela, if I understand what you said correctly, there were 13 people that voted  
43 on it. The seven people, seven...the seven that wrote letters that, that was alluded to earlier were  
44 amongst those that voted in favor of it.

1 Ms. Eaton: So, when you're talking about it, if you're talking about Puunoa, that particular  
2 project—

3  
4 Mr. Tackett: Correct. That's what we're talking—

5  
6 Ms. Eaton: That was not, that was not discussed at CPAC and not voted on,

7  
8 Mr. Tackett: Okay.

9  
10 Ms. Eaton: But if you look at, you look at, I referred you guys to a memo sent to Chair Carnicelli  
11 on August 31<sup>st</sup> that you were all sent, the very last attachment gives the CPAC votes by sub area.  
12 So, you'll see under Sub Area 4, consensus or unanimous votes what projects and then passed  
13 votes and not unanimous and it gives the actual votes on that. But Puunoa was not discussed by  
14 CPAC.

15  
16 Mr. Tackett: Okay. All right you guys, anybody else got any questions on this? If not, if there's  
17 a motion to be had, we'll entertain it now, a motion and a second, if not then I believe it will stand  
18 as written. Go ahead P D.

19  
20 Ms. La Costa: I would like to move that the map stay as written.

21  
22 Mr. Tackett: Kawika, second. Well, we might as well call a vote on it. We got a motion and a  
23 second, so all those in favor? One, two, three, four, and five. Okay, then it stays as written, so I  
24 believe we, we finally accomplished something. Thank you so much you guys.

25  
26 **It was moved by Ms. La Costa, seconded by Mr. Freitas, then**

27  
28 **VOTED: To Keep the Map Regarding Puunoa as Written.**  
29 **(Assenting – P D. La Costa, K. Freitas, J. Edlao, K. Pali, D. Thompson)**  
30 **(Excused – L. Carnicelli, S. Castro)**

31  
32 Mr. Tackett: Moving onto the next one, I believe will be, which would be Polanui, correct?

33  
34 Ms. McLean: Yes, Chair. Polanui and Makila Rural East.

35  
36 Mr. Tackett: Okay.

37  
38 Ms. McLean: Are in close proximity to each other. I don't know if the developer wants to present  
39 them together or separately, but they are right next to each other, and there is Mr. Ginoza.

40  
41 Mr. Kyle Ginoza: Hello, hi, this is Kyle Ginoza, and yes, put them together because they're pretty  
42 much right next to each other. As I mentioned in the previous meeting, we previously, we  
43 previously submitted these two projects as 201H projects, and they're both within the Rural  
44 Growth Boundary, one is 55 acres, one is 98 acres between Polanui and Makila Rural East  
45 respectively, and we had proposed 66 units and 95 units for each of the projects via the 201H.  
46 And it was our or it is our hope that you recognize the Rural Growth Boundaries and would

1 recognize this either as Rural Residential or Residential so that it would be consistent with what  
2 we're looking for with the 201H. And while I understand Director McLean had mentioned that she  
3 doesn't feel there's any difference with having the Policy 3.7.2 in with respect to 201H, I do know  
4 it'll be difficult for them when we go in for a 201H that when the Council ask for the Planning  
5 Department's position on a project like this, with a policy saying there shall not be 201H, I don't  
6 see how they would be willing to or able to support a project. So, it really is almost assuring that  
7 we'd get a negative determination from the, from the Planning Department. And as I mentioned  
8 at the previous meeting and for those who haven't been or weren't at the previous meeting, you  
9 know, since our project got turned down as designed, our intention over the next few months was,  
10 was and is to meet with the community and decision makers to see how we can get these projects  
11 to be more palatable, more favorable in the minds of the community. Because the concern for us  
12 is that while we do have land vacant lands in Waiee that are within the urban core—  
13

14 Ms. Takayama-Corden: Two minutes.  
15

16 Mr. Ginoza: --what I don't think is really being explained well is there is no County water and no  
17 County wastewater readily available. And so that's why we look at these areas outside of the  
18 urban core when—  
19

20 Ms. Takayama-Corden: Two minutes.  
21

22 Mr. Tackett: Sorry Kyle, we gotta, we gotta cut off at Kellie's two-minutes.  
23

24 Mr. Ginoza: That's fine. Thank you.  
25

26 Mr. Tackett: But does it...anybody got any, any questions asked as for that? Everybody  
27 understand what Kyle is saying? Kyle, you were saying that, you would if...of the two, of what  
28 you said, you would prefer a Rural Residential zone or what was the second one?  
29

30 Mr. Ginoza: Or Residential. What we had, what we're proposing to do is to have a, depending  
31 on what the community wants, you know, either have a roughly 15-acre more urban density area  
32 of single-family homes or, you know, depending what it is, you know, just have Rural Residential.  
33

34 Mr. Tackett: Okay, thank you so much, Kyle. I appreciate it. Thank you. Commissioners, I  
35 believe what they're asking for, for Polanui is...oh, go ahead Mel, what you got?  
36

37 Mr. Hipolito: When time was called for, for Mr. Ginoza, he was talking about water. I would like  
38 to, if the commissioners, we all agreed to hear him finish what he was saying.  
39

40 Mr. Tackett: Absolutely. So, go ahead, Kyle. Mel, would like you to complete what you, what  
41 you had.  
42

43 Mr. Ginoza: So, we do have some vacant lots, you know, residential size lots that we have been  
44 pursuing water meters and sewer connections for within the urban area of Lahaina, and  
45 specifically in the Waiee area, and as we have met with the various County departments, we've  
46 just been hitting roadblocks with the availability of potable water...(inaudible)...and not sewer

1 capacity at the plant, but the transmission system, so the collection system where there are  
2 constraints. So, as the Planning...I understand, you know, I'm also a certified land use planner,  
3 and I understand this push to have urban density and walkability and such, but I think what a lot  
4 of people fail to recognize without dealing specifically with the County is the lack of infrastructure  
5 in these urban areas, and so as we look at even doing a 20-unit infill development in Lahaina,  
6 we're getting push back because there's no water and sewer, and...so that's where my concern  
7 as a, as a somewhat of a planner is you know, without having the infrastructure available in these  
8 areas that, that the planners want, you know, how are we going to shore that up otherwise, you  
9 know, a lot of these projects that we're relying on whether it's Pulelehua or Kaanapali 2020 or  
10 DHH...HHFC or DHHL, I mean, they've been on the books for almost 30 years a lot of them, and  
11 nothing has happened. And now, we don't have infrastructure and so that's the challenge for a  
12 lot of this, you know, to say surplus, that's like saying, like good luck, I mean, seriously, and so  
13 that's why to prohibit these areas, I mean, granted maybe what we, what we previously presented  
14 isn't what everybody in the community wants, but it is something that we are looking for, for  
15 support in. Look, we just want to be able to provide local housing, and if there were these lands  
16 available within the urban core, within these centers of walkability and such is one thing, but you  
17 know, when you talk to the Water Department of when will they get their wells on line, they're still  
18 doing explorations of where their, their next wells could be. I mean, right now they're giving water,  
19 maybe if you have one single-family home available or that you want to permit. But to give an  
20 example, we, we're having like I said such a difficult time just getting even on the order of a dozen  
21 homes, so you're thinking about do you want 6,000, 7,000 even in the next 20 years, I mean,  
22 you're gonna wait probably five or ten years before you get that big block of homes if that. So,  
23 that's why I'd like to see less restriction in case we do have this issue of not having the  
24 infrastructure there in the areas where the Planning Department wants to direct development. So,  
25 I respectfully disagree that putting that policy, and that's...that was the main crux of why Kamuela  
26 and I were, were appealing to you is, you know, of course we'd want some of these designations  
27 in the community but it's so onerous to have that anti-201H, anti-2.97 because for us, it's a tool  
28 to get homes and people living in homes within five years whereas these other ones I mean could  
29 take 10, 15, maybe to the 20 years before you see them, so...I mean, that's kind of...I just wanted  
30 to try help develop the full picture from somebody that tried to get through the County process in  
31 the areas that we were trying to direct growth. I'm sorry was there a question? Vice-Chair, you're  
32 on mute, so I...

33  
34 Mr. Tackett: Somebody, somebody muted me when I wasn't looking. So, I asked Mel if that  
35 answered his question.

36  
37 Mr. Hipolito: Yeah, it answered my question. Yeah, thank you.

38  
39 Mr. Tackett: Okay. And thank you, Kyle. Okay, so, that little piece of information sheds an  
40 entirely different light on things, you know, a different thing that everyone needs to consider, and  
41 then kind of changes everything for me. So, go ahead P Denise, what you got, and then we'll go  
42 to Pamela after.

43  
44 Ms. La Costa: Thanks, Vice-Chair. So, if the County is looking at 201H and 2.97 in infill areas  
45 which makes sense to me also, and you're having difficulty getting any kind of permits when the  
46 infrastructure is supposed to be there, then how are you going to, how are you going to do the

1 infrastructure that is required and there isn't enough water for the people who live there? It all  
2 comes back to show me the water which has been allowed or cry, if you will, you know, for  
3 development. So, if you're an infill, then you have at least water mains and sewer, but if you're  
4 outside of that, then where are you going to get the water? That's, that's my big concern, because,  
5 like I said, World War III will be fought over water, not losing more and more of it. That's my  
6 concern with, with projects outside of infill areas.

7  
8 Mr. Ginoza: Sure, so, I mean, you know, as I believe Commissioner Pali had brought up before,  
9 I mean, when we look at these areas as like in Makila, we would be subject to the show me the  
10 water, and you know, there is adequate water...I mean, I think we're mixing up the non-potables,  
11 the irrigation supply that I think Commissioner La Costa is kind of irritated about with the, with a  
12 possible supply, and it is something that we'd have to show it, show that source, and it is  
13 something that we are in control of, that we'd have to develop the source. We have source, we  
14 have the transmission, and yet in the urban core, it's something that we are not, we're not in  
15 control of because the County's in control of it. So, so, as an example, because we have Wainee,  
16 we're appreciative that, that it is within the I mean, you designated largely how we'd like to see it,  
17 but we are also under the realization that it is not a project that we could start tomorrow because  
18 as we have interfaced and interacted with the Water Department, with Wastewater, they're not  
19 ready and there's little we can do to expedite their development because some of it is just within  
20 like we wouldn't do their additional source development on water, it's their system and verses in  
21 these other areas we, we meaning, you know, other companies that we can interface with, can  
22 develop the source, can expand the transmission, so that it is outside of the County's control,  
23 largely as far as to be able to expedite development.

24  
25 Ms. La Costa: With all due, respect, I'm not irritated, but that I live it, and I know that there's so  
26 many straws can go into water and then the glass gets empty. So, I'm concerned about the entire  
27 island with, with our water issue Upcountry, down country, west side, east side, that's my big  
28 concern. So, it doesn't do any good to build houses if people don't have water. That's what my  
29 concern is.

30  
31 Mr. Ginoza: Okay, thank you.

32  
33 Mr. Tackett: Pamela.

34  
35 Ms. Eaton: Hi, yeah, I just, with regard to what Kyle was speaking about, I just wanted to remind  
36 the commission members that with regard to 201H projects and this community plan, they're only  
37 talking about not wanting to or wishing to locate these particular projects in only within the Areas  
38 of Stability. So, it's that one small area, but anywhere else it's not an issue. So, we're not talking  
39 the entire West Maui region, we're just pointing out the Areas of Stability, and then I would just  
40 ask Chair, if it's, if you would, please we're a little confused about if you're speaking specifically  
41 or when you guys do vote and make a motion, can you let us know if it's to Makila or Polanui.  
42 We're...it's just kind of getting jumbled back and forth. Thank you.

43  
44 Mr. Tackett: Sure, and then Pamela, if I may, you're saying that there are some...the Areas of  
45 Stability and then there's the other areas that could be developed, the other areas that could be  
46 developed are you saying that there's areas that that these people could sink their own wells and,

1 and create their own water source? Because what I'm getting from it is the reason why it's easier  
2 for them to develop some of these other areas for these, these housing projects is because they  
3 can put their own money into infrastructure, put their own money into getting water, and they can  
4 make something happen as opposed to getting on a list. So, are you saying that they have other  
5 places where they're allowed to, to, to put in their own infrastructure and make it happen?  
6 Because the way it sounded to me was that the place where everybody wants him to build, there's,  
7 there's not enough water for everything. And then, like P D says, she's afraid of water for  
8 everybody, I mean, at that point, if she's afraid of water for everybody, it's all coming from the  
9 same lens under water, we should just stop building everything and just send me and everybody  
10 else that, that wasn't born here, and I came here when I was three years old, we should just all  
11 go somewhere else, you know what I mean? Because there's, there's no water for nobody,  
12 nowhere, no how, no way, you know what I mean? And so, I mean, I'll get on the boat with, with  
13 everybody, brah, I've been here since I was three, I'll get on the plane, we'll all leave, you know,  
14 one time, you know, but what I'm saying is that if can they in fact, develop their own source in  
15 these other places, because that's what they're saying is the main...what they, what they're giving  
16 up, so, what they're saying is they could drill a well, put in some infrastructure, make some  
17 affordable housing here, and if they make them affordable housing and the lots where they say,  
18 they got to apply for water and the Water's telling them, no, you can't have it. So, that's what I  
19 got from this discussion, is that, is are the places that you have in your mind, are they can they,  
20 can they develop their own water source and their own infrastructure on those lots and make it  
21 happen?  
22

23 Ms. Eaton: So, with regard to their private lots and where they want to develop, sure, they can  
24 try to develop water. They would, of course, have to go through the Commission on Water  
25 Resources Management. They would have to get a permit, and they'd have to also look at the  
26 consistency of the Water Use and Development plan. Now, the Water Use and Development  
27 Plan is very similar to a community plan, but it deals with water. So, it's not like you can drop a  
28 straw in and get water. That, that's not the case. If on private land, they want to develop their  
29 water, they've got to get a well, I mean, a Water Use Permit from the commission, and they also  
30 have a public vetting process. However, if you're talking about the County system, Kyle also  
31 brought that up and he's correct, yes, there is a shortage of water and the County is dropping, is  
32 trying to also develop wells to get more water. So, I think the common denominator, if you will, is  
33 that we don't have enough water right now, and so that needs to be looked upon. So, with regard  
34 to the Areas of Stability, that was definitely one of the factors taken into consideration, and that is  
35 water. The other factor take into consideration is a concern over wastewater and where  
36 wastewater would go, so there's your infrastructure, and then the other consideration you guys  
37 already know and you've discussed, and that is the potential impact on cultural resources,  
38 environmental systems, sea level rise, and the road, and traffic, and you guys know this, you've  
39 discussed this.  
40

41 Mr. Tackett: Sure.  
42

43 Ms. Eaton: And that's the Areas of Stability.  
44

1 Mr. Tackett: So, my question for you is, is the process for them to build on the lots that you have  
2 zoned for that in the process, for them to build on the lots to get the water and the infrastructure  
3 and the places that were where zonings stability it's the same process you're saying?  
4

5 Ms. Eaton: Okay, well, zoning, we're not zoning. We're designating community plan land use  
6 designations. I want to make sure I'm understanding you Chair, sorry.  
7

8 Mr. Tackett: I believe that the problem is me giving you something that could be understood, but  
9 we can move on past that.  
10

11 Ms. Eaton: You're doing great. You're doing fine  
12

13 Mr. Tackett: So, I guess what we're trying to figure out is, is the process...like if he drills a well in  
14 this and say they are allowed to put affordable houses in a region of stability, say they're, they're  
15 they to drop a well in the, in the lots that sit in and where the water, where the County water  
16 supplies are. Those two processes are the same.  
17

18 Ms. Eaton: So, if you're asking me about the process to get a well permit to drill for water in the  
19 aquifer in this particular area, these...they would have to go to the Commission on Water  
20 Resources Management to get that permit to drill that well and to get that permission because  
21 that is—  
22

23 Mr. Tackett: No matter what, no matter where, correct?  
24

25 Ms. Eaton: Yeah...all right, so what CWRM looks at is they're looking at sustainable yields, so  
26 for them, they want to make sure too, that the water is actually available and the water is there.  
27 So, that's their concern. We're concerned with land use and the impacts of land with regards to  
28 the community plan and getting permits and designating community plan areas. So, it's kind of  
29 the nexus between land use and water use.  
30

31 Mr. Tackett: Got it.  
32

33 Ms. Eaton: So, one's for water and all the regulatory processes you have to go through and then  
34 one's for land.  
35

36 Mr. Tackett: Okay, thank you, that was enlightening for me.  
37

38 Ms. Eaton: Sure.  
39

40 Mr. Tackett: Thank you. And then so, Kyle, I guess some of what we're trying to figure out is  
41 why, why would it be easier one way as opposed to the other?  
42

43 Mr. Ginoza: I think when you, I mean, I, I worked ten years in government and, and now I've  
44 worked ...(inaudible)... fifteen years in private industry, and I can tell you that private industry  
45 does it probably ten times faster than government. So, if we were to, I mean, because like I  
46 mentioned, the, the projects we have now within the urban core are ready to go, and, you know,

1 we're having issues and there is no timeline in sight. We're, we're at the point of, you know, if we  
2 get these other projects, I mean, because we have that approval, we can work toward a deadline,  
3 whereas I don't know if there's necessarily a coordination between when water needs to or water  
4 is getting it, the new sources developed versus when Planning Department thinks that these  
5 developments need it. And so, by having the ability to develop in these areas where we can  
6 control our fate with the infrastructure, it aligns more perfectly then with an entity coming in trying  
7 to develop homes and you've got to infrastructure, infrastructure department and Planning  
8 Department and trying to make that all come together.

9  
10 So, I mean, I can give you an example, like when Director Environmental Management of the  
11 County, we were going to do a water...a sewer line replacement and water line was coming right  
12 after or was vice versa, and we said Water wait so we don't have to dig up the road twice and  
13 they didn't, they didn't want to wait even if we're going to be a couple months later, and so even  
14 if we should have been on the same page, we weren't and that's what I'm afraid of for the  
15 community is that you're relying on government to be all together with infrastructure development  
16 when it's deficient now. And all I'm saying is just have a bit of caution for the community that there  
17 is a big risk of having the infrastructure there when the developers want to come, and what I'm  
18 saying is the developers had for these other developments the last 10, 15, 20, 30 years to develop,  
19 and a lot of it was not that infrastructure wasn't available, it was because for whatever reason,  
20 they didn't have the whatever the, the desire to develop, and now you throw in the added wrinkle,  
21 oh, wait a minute, now there is no infrastructure. When will that all line up? It's kind of...(inaudible-  
22 audio feedback)...just to understand that. Thank you.

23  
24 Mr. Tackett: Thank you, Kyle. Yes, Pamela.

25  
26 Ms. Eaton: Just one final comment, and that is that I am not sure, I think what Kyle's trying to say  
27 is the cost of infrastructure is very, very expensive. Yes, absolutely as you're trying to provide  
28 these developments, but what I do want to make very clear is whether it's a private company or  
29 government everybody must go through the Commission on Water Resources Management  
30 because they are the ones to do allocations for water. So, they're the ones who are looking at  
31 the sustainable yield of this particular aquifer in this area. So, whether you're private or you're  
32 public, the bottom line is I don't think one entity is going to get it any easier than another. It's  
33 looking at the sustainable yield and what is best for the aquifer, and that's what's in the Water Use  
34 Development Plan. Thank you.

35  
36 Mr. Tackett: Yeah, I agree with that. I think, I think, I think what Kyle was trying to say is when I  
37 get a permit on my house, I go down there in and I pull my permit and then I go bug them every  
38 other week until I get it through or somebody who pulls a permit and just waits for it to come  
39 through, you know what I mean? So, I think private, private has a history of pushing a little bit  
40 harder and making things happen a little bit faster. And I believe that the some of the other things,  
41 that come with the other processes take a little bit longer, so, but I think that's what he meant. So,  
42 anyways, I guess we're if anyone, does anyone have any more questions for Kyle? If not, let's,  
43 let's go ahead and decide whether or not you guys want change. Oh, go ahead, Kellie.

44  
45 Ms. Pali: Can Kyle just point out on the map which project he's representing?  
46

1 Mr. Tackett: Oh, yeah, let's do them, let's do them separately. We'll do them 1 and 2 since  
2 they're...I think that's a better idea. Okay, first one, Kyle.

3  
4 Mr. Ginoza: So, just for clarity in that, right below, right below Launiupoko, in Makila, in that Rural  
5 area, the on the northern side, on the left side is Polanui, and the one on the right side with...and  
6 there's a lot in between, the one on the right side is Makila Rural East. It's in that rural growth  
7 boundary area.

8  
9 Mr. Tackett: So, everybody, everybody got that in there, in there...Oh, go ahead, Kellie what you  
10 got?

11  
12 Ms. Pali: And just one last question since I have you because we're going to potentially circle  
13 back later, please just with a yes or no question, answer, I mean, with 3.7.2 impact you negatively  
14 with these projects, yes or no.

15  
16 Mr. Ginoza: Absolutely yes. Thank you.

17  
18 Mr. Tackett: Okay, anybody else got any questions for Kyle? If not, we need to decide whether  
19 or not we're gonna let...right now, let's go Polanui first, and does anybody motion for any change  
20 in the designation for Polanui? Mel.

21  
22 Mr. Hipolito: Chair, can you clarify designation for me for Polanui again, please?

23  
24 Mr. Tackett: So, I believe, as I understand down there, they're wanting to get either a Rural  
25 Residential or Residential designation from Polanui, and that's the northern most of the...isn't that  
26 the northernmost spot on your map? So, there's, there's two spots right next to each other, one  
27 is Polanui and the other one is Makila Rural. I believe it's then the northern half two.

28  
29 Mr. Hipolito: I have a question.

30  
31 Mr. Tackett: Sure.

32  
33 Mr. Hipolito: Vice-Chair, how do we, how do we make a motion? But we start hearing about  
34 water shortage and infrastructure? How do we go about making a motion to accept or to deny  
35 when there's something pending on that is not the control of the developer and none of us?

36  
37 Mr. Tackett: I think, I think like, like P D said, there's the show me the water has been going on  
38 for a lot of years and we are in a drought right now, but there, there have been people that have  
39 represented that there is water there, you know, and it's going to go down to in the end, it's our  
40 task, which is a very difficult task, is to figure out where this extra homes and places for people to  
41 live are going to be, because all of us have children, all of us have grandchildren. They're either  
42 going to stay here in their own place or they're going to build a wing onto your house or they're  
43 going to split like the 67,000 or whatever locals that they said left and the 57,000, whoever,  
44 whatever that came from wherever that took the places where those people used to live, you  
45 know, and so and my opinion, we need to, we need to find a way to, to help local people stay  
46 here, you know, and then, and I think that, I think that if, if the state or the county says that they

1 can't find water, if privately somebody says that he can find water and they find water and it passes  
2 all these, all these different places that that regulate that, then, then good for them. You know  
3 what I mean is it's like having more people looking for the same thing. Whoever finds it finds it.  
4 When they do find it, then it comes before everybody, and then, and then you guys get to vote on  
5 it. I might be in trouble. I'm going to go to Michele. Go ahead, Michele, what you got?  
6

7 Ms. McLean: Thanks, Chair, no, you're not in trouble. Commissioner Hipolito, the...all that you  
8 would do would be to make a motion to designate this area. It probably should be, probably  
9 should be Rural Residential because this is in the Rural Growth Boundary. So, I don't think you  
10 can go as dense as Residential. Even so, that designation probably wouldn't allow what's  
11 proposed, that would be up to the applicant to put together a specific plan that I gather would be  
12 different from the one that they previously proposed that was denied by the Council.  
13

14 Overall, with this community plan and the designations that you recommend to the Council, that's  
15 where you're saying you want growth to happen in this region, and that's where the County gets  
16 the message of that's where you want infrastructure to be devoted. So, if we're talking about the  
17 County drilling new water wells, for example, do you want that to be in this area, and in this area  
18 perhaps that will be private water. It sounds like private water is available for it. But what these  
19 land use designations mean is that that's where the County overall will be planning for future  
20 growth for...and for the infrastructure that would support it. Now, if there's private infrastructure  
21 that can come in sooner, then that's great. Those lots can be served by, by private infrastructure  
22 rather than County. But this is also a ten-year planning document. So, it doesn't mean that these  
23 things are going to happen the day that the plan is passed. It will evolve over time that that's  
24 where you want to see growth happen. Either way, whether you include this project or not, it  
25 looks like they're proposing to go through the County 2.97 fast track process so they would need  
26 waivers from other things and possibly even need a waiver from the Rural Residential designation.  
27 So, this all by itself is certainly a small step toward their entitlements, but they still have other  
28 entitlements they would need to get.  
29

30 Mr. Hipolito: Thank you, Director. So, I'm a little torn in a way that, you know, I hear all the public  
31 testimony, they're against growth, they're against certain things, but not all, then I'm hearing the  
32 developer is willing to do certain things, you know, and I'm trying to find some balance, you know,  
33 because I want to see homes, you know, for our local people in ways that we can that's again, we  
34 talked about affordable homes this morning, and we still had some concerns about it, and it was  
35 hundred percent. So, yeah I know there's...in the last testimony they were saying that some of  
36 the project is too far from Lahaina, but you know, I've been on this island a long time and working  
37 for Maui Land and Pineapple Company we had a lot of Central people driving over to work in  
38 Lahaina, same with the hotels, you know, so, I, in my mind I'm thinking this is not just for Lahaina,  
39 this is for the entire Maui County that for people that works in the Lahaina hotels for the industry  
40 there that they're going to need homes whether it's affordable or in the tiers that  
41 Commissioner Pali pointed out, firemen, nurses, you know, can afford a little bit, you know, higher  
42 homes so, anyway, thank you, thank you, thank you for that.  
43

44 Mr. Tackett: Thank you, Mel. P D, what you got, what you got, sister?  
45

46 Ms. La Costa: I have a question for Director, please.

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Mr. Tackett: Go ahead.

Ms. La Costa: So, Director, when you do Rural Residential what is the density that is allowed under that zoning please?

Ms. McLean: Rural Residential is a community plan designation intended to preserve rural character. I'm reading from the plan itself, large lot subdivisions, family farms and estates. This designation serves as a transition between agriculture areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space or working agricultural lands. The primary use in this designation is low density residential and may include support uses such as parks, school and farming. So, the actual density, the specific density would come with zoning.

Ms. La Costa: Thank you, Director.

Mr. Tackett: Thank you, P D. Kawika, what you got, my brother?

Mr. Freitas: Thank you, Vice-Chair. Once again, just a reminder in my mind, I can still hear the overwhelming testimonies that we had two weeks ago. The majority of which was for leaving the plan, as is. Two meetings ago, a month ago, it was one of the last things said by Commissioner Edlao, stop beating a dead horse and I'll leave it at that.

Mr. Tackett: Thank you. Thank you so much for that input. Thank you, I appreciate it, Kawika, and I totally get what you're saying, but four years ago, the majority of the country said, go with Trump, too, and you see where that got us? You know what I mean? So, I expect you guys all to, to read in as deep as you can grab from inside yourselves and do what you guys think are right, you know, so, that's all I can say about that, you know, I totally feel that. I totally feel what you're saying Kawika, totally. Anyways, let's...oh, go ahead Kawika. Go ahead, my brother.

Mr. Freitas: Thanks, thanks for that speech, Vice-Chair. I would like to make a motion to leave the designation per the plan for the first one that we're...development we're talking about.

Mr. Tackett: Okay, we got a motion to leave it as it is, and then we got a second from P D. I guess we'll go all those in favor to leave it as is, please raise your hand? One, two, three. All those opposed, one, two, three. I believe we, we accomplished nothing, but we did a fine job doing it, I'll tell you that. So, we're gonna have to, we're gonna have to table that one as well.

**The Motion made by Mr. Freitas, seconded by Ms. La Costa to Leave the Designation for Polanui as Designated in the Plan, FAILED.**  
**(Assenting – K. Freitas, P D. La Costa, J. Edlao)**  
**(Dissenting – D. Thompson, M. Hipolito, K. Pali)**  
**(Excused – L. Carnicelli)**

1 Mr. Tackett: Let's move onto Makila because we're on a roll, so I believe we got Makila Rural.  
2 Do we have a motion as to what you guys would like to do with that? Kawika, I know you got a  
3 motion. Oh, go ahead P D you got a motion?  
4

5 Ms. La Costa: I would like to move that we leave it as is stated for the reasons from the prior  
6 motion.  
7

8 Mr. Tackett: Okay, and do we have a second on that one? Okay, we have a second. All those  
9 in favor of that motion, if you could please raise your hands? One, two, three. All those opposed?  
10 One, two, three. We keep this up, I might come to your guy's house to eat you know, we might  
11 be off early.  
12

13 **The Motion made by Ms. La Costa, seconded by Mr. Freitas to Leave the Designation for**  
14 **Makila Rural East as Designated in the Plan, FAILED.**  
15 **(Assenting – P D. La Costa, K. Freitas, J. Edlao)**  
16 **(Dissenting – D. Thompson, M. Hipolito, K. Pali)**  
17 **(Excused – L. Carnicelli)**  
18

19 Mr. Freitas: Vice-Chair, can I, can I say something, I wanted to speak on that motion.  
20

21 Mr. Tackett: Please do. Please speak to the motion, Kawika, go ahead.  
22

23 Mr. Freitas: I'm so sorry, too late now, we did the vote, but again—  
24

25 Mr. Tackett: That's all right, no.  
26

27 Mr. Freitas: But again, a reminder of the previous testimony, the emotional testimony of a few  
28 kupuna that were arrested trying to stop development on lands owned by the same owner of these  
29 other properties which we haven't cleared what that work was being done whether it permitted  
30 legal or not, I just wanted to remind everybody that when we vote, think about again, those very  
31 impactful testimony that we had, but it's too late, we voted.  
32

33 Mr. Tackett: That's okay. Thank you, thank you anyway for your manao on that one. Kellie, what  
34 you got sister?  
35

36 Ms. Pali: In the event, since we've been tied, tied three-three, in the event there's a swing vote  
37 anywhere in the room, I'd like to put a motion in and I think that I can put this motion...oh, let me  
38 put the motion and then I'll discuss. I would like to make a motion, I would like to just lump it  
39 together that we would allow both Makila and Hoonui I think he said.  
40

41 Ms. McLean: Polanui.  
42

43 Mr. Tackett: Yeah, Polanui.  
44

45 Ms. Pali: Polanui and Makila East, I'd like to make a motion that we allow a Rural Residential in  
46 these two projects?

1  
2 Mr. Tackett: Okay, we got a motion on the floor. We need a second. We got a second. All those  
3 in favor please raise your hand?

4  
5 Ms. Pali: Chair, if I may, can I have discussion on the matter?

6  
7 Mr. Tackett: Yeah, please speak on the motion, sorry.

8  
9 Ms. Pali: I say that...my comments are that I could be for Rural Residential in these areas which  
10 means if they followed all the applicable processes that would be required including show me the  
11 water, if they were even to get the project off the ground, I just would like to vote for people who  
12 would want an affordable housing house in this kind of area. Just because I'm voting for  
13 affordable housing for our people in maybe a nicer area, doesn't mean I'm voting against our  
14 ancestors or you know, the other issues here. There's many, many issues. Again, I do try to trust  
15 the process in that, if there is something that shouldn't be happening that our state, federal and  
16 local government agencies and their systems to protect our island would be in place and ultimately  
17 if we cannot build in this area, then we cannot build in this area. But I don't think that we should  
18 go ahead and shut the door. I think that by changing it to the Rural Residential just leaves the  
19 door slightly cracked and if there's an opportunity and it's done the right way, then they can do it,  
20 and if not, ultimately, we might find ourselves five, ten, twenty years later and they couldn't build  
21 then so be it, but I don't think that we should shut the door without at least giving them the effort  
22 to do so.

23  
24 Mr. Tackett: Thank you, Kellie. Dale, would you like to speak to the motion as well?

25  
26 Mr. Thompson: I sure would. So, this is very sensitive land in here. I think that we do need  
27 housing. So, if my recommendation if we could put a condition on that, the we allow that zoning  
28 subject to uncontested title, one of our biggest ones there was just because of contested title and  
29 that's kind of separate and aside from what we do as the county and our general plan. You know,  
30 and I know they have some negotiations to do on their own over there. And, you know, I don't  
31 know that we need to be into that. And this doesn't make anybody do, but if it's uncontested,  
32 maybe that...can that be a condition, I don't know if you know that Chair, if it can be conditions  
33 it's only on uncontested land?

34  
35 Mr. Tackett: That's beyond my, my knowledge right there. You're gonna have to ask Michele on  
36 that one. I really, I couldn't weigh in on that, boss, sorry. Michele, do you have an answer for  
37 Dale's question.

38  
39 Ms. McLean: Yeah, that's a tough one. I don't think that Corp. Counsel's on the call, but I can try  
40 to track Mr. Hopper down, the thing is when you talk about contested title, you know, clearly you  
41 have situations where's there's no dispute whatsoever over title. When you have situations where  
42 there are disputes, there's really a whole spectrum of whether it's contested or not. There, there  
43 are plenty of situations here where you can get a title report and title insurance, but someone is  
44 still challenging that title. So, I don't know where that kind of situation would fall into your condition.  
45 So, I can I can, if the motion passes with that condition, then we can run it by Corp. Counsel and

1 figure out how to word it as best as possible. But I can't say for sure what that wording might look  
2 like because it...there's so many nuances to that situation.

3  
4 Mr. Thompson: Thank you, you're fair enough, but I know that that's probably the biggest issue  
5 that I see, and we need housing...(inaudible)...

6  
7 Mr. Tackett: Do you have anything else, Dale, my brother? Dale, did you have anymore? No,  
8 okay. Kawika, did you raise your hand?

9  
10 Mr. Freitas: Yes, Vice-Chair. Again, just, just a reminder of what staffer Pamela had said earlier  
11 that I believe there's more than enough land and development areas suited for residential and  
12 low income up north, affordable, I'm sorry not low...affordable homes, and again, the CPAC was  
13 very, very sure that they wanted to keep these areas as agriculture, so I'm sorry, I'm gonna stick  
14 with leaving it as is. Thank you.

15  
16 Mr. Tackett: Okay, and Jerry, I believe I saw your hand as well, my brother, Jerry, you got  
17 something?

18  
19 Mr. Edlao: Let's say if it does pass Rural and the developers don't do anything, does just stay  
20 Rural designation until the next go around?

21  
22 Mr. Tackett: Yes, I got a confirmation on that, that's correct.

23  
24 Ms. McLean: Yes.

25  
26 Mr. Edlao: Okay, thanks.

27  
28 Mr. Tackett: Okay, and then, I guess before I call for the vote, I'd like to speak on it myself. What  
29 I think it's about and I love what Kawika says about the passion, but for six years I ran the  
30 apprenticeship program for the Carpenter's Union and I have over 250 people of Hawaiian  
31 descent and I watch them all suffer with no jobs consistently and they're all suffering right now.  
32 They're suffering everywhere. So, I think that there's Hawaiians suffering on all sides. I think  
33 what we're tasked with is trying to provide opportunity, and two things, to provide opportunity for  
34 poor people and hopefully the people that have been here the longest get to stay. And the second  
35 thing, to stop the wealthiest of the wealthiest from coming over and, and just buying up the most  
36 beautiful place on earth, you know, which is you can you can tell by the numbers of what the  
37 wealthy people have nowadays that it's not a problem for those guys to come in and pay six,  
38 seven, eight, nine, a million, million, five, three million, 30 million, you know, I mean, means  
39 nothing to them. So, I think whether we like the people developing it or we don't like the people  
40 developing it, what we need to do is get as many things in front of us as we can and, and shoot  
41 down the ones that aren't any good, and I think as we shoot down the ones that aren't any good  
42 that they'll start sweetening the deal and let's say, hey, either, either we can't do it at that price or  
43 they'll finally put something in front of you guys that you guys will say, hey, you know, that looks  
44 like something that can work for the people of this community and we're going to be in support of  
45 it. So, I, I think if you if you look at it that way and I do not think you can go to the masses, we all  
46 sit on this commission, we all get a pile of paperwork every single week, and not every single one

1 of us reads every single page. And the in the mass majority of the people that weigh in on this  
2 didn't even read as much as you guys read. So, what is key is that you guys do your guy's own  
3 research and that you come up with what you passionate about because that's why you guys are  
4 here, you know, because every...you cannot listen to what the masses say, you know, you, you  
5 cannot. You've got to listen to what you know, you know, what Kawika knows what, what Dale  
6 knows, what Jerry knows, that's what matters here. You guys do what is right according to what  
7 you guys feel, we're all gonna win, but don't...I don't think that, I don't think that we should let  
8 anybody do any more than add to the information that you guys weigh and determine, so you  
9 guys weigh and determine and we go forward from there. So, I believe Kellie has a motion, Dale  
10 has a second and the motion is, go ahead if you could please repeat the motion Kellie, and then  
11 we'll call for a vote and we'll move on.

12  
13 Ms. Pali: The motion Chair was that both projects, I think it's Makakila or Makila East and Polanui.

14  
15 Mr. Tackett: And Polanui, correct.

16  
17 Ms. Pali: That we approve the switch to Rural Residential, and it's a...that's the motion.

18  
19 Mr. Tackett: Okay, and we have a second from Dale. All those in favor please raise your hand.  
20 One, two, three. And all those opposed? One, two, three, and outstanding, moving onto the next.

21  
22 **The Motion made by Ms. Pali, seconded by Mr. Thompson to Designate Polanui and Makila**  
23 **Rural East as Rural, FAILED.**

24 **(Assenting – K. Pali, D. Thompson, M. Hipolito)**  
25 **(Dissenting – P D. La Costa, K. Freitas, J. Edlao)**  
26 **(Excused – L. Carnicelli)**

27  
28 Mr. Tackett: I believe we have...unless somebody else has a secondary motion. Go ahead Mel,  
29 you got something.

30  
31 Mr. Hipolito: Chair, I was gonna say we've been at it for about a couple of hours now. If we can  
32 take a five-minute break or ten-minute break?

33  
34 Mr. Tackett: I'm going to refer to the ladies on this one. How many, how many minutes would  
35 you which you guys like to, to have? Ten? Ten minutes, ten minutes, and the current time 4:32  
36 so at 4:42, and I believe we just have Olowalu left is that true?

37  
38 Ms. McLean: That's right.

39  
40 Mr. Tackett: Let's make it 4:43 since I ate up some of your guy's time. Thank you.

41  
42 A recess was called at 4:33 p.m., and the meeting was reconvened at 4:43 p.m.

43  
44 Mr. Tackett: All right you guys, I think we're done with everything except for Olowalu right now.  
45 So, right now if we could, if we could get Olowalu's representation online, Mr. Frampton, I see you  
46 there.

1  
2 Mr. Dean Frampton: Aloha.  
3  
4 Mr. Tackett: Aloha, my brother. So, I believe we got two minutes for you.  
5  
6 Mr. Frampton: Okay, great. If it's possible can I do a share screen real quick before you start my  
7 two minutes?  
8  
9 Mr. Tackett: Sure, go ahead.  
10  
11 Mr. Frampton: You see that?  
12  
13 Mr. Tackett: Yes, I do.  
14  
15 Mr. Frampton, Okay, great. All right, thank you very much. Aloha, Mr. Vice-Chair, Commission  
16 Members, thank you for allowing me to speak this afternoon. I'll try to zip through the summary  
17 of my October 27<sup>th</sup> hearing. I know Commissioner Edlao was not there, but I'll be available for  
18 questions if you need clarification on anything at a later point, but as Commissioner Freitas has  
19 mentioned, which I agree with there was a lot of testimony that came out mostly about our project.  
20 It was humbling, it was passionate and it was certainly noted. I do appreciate Commissioner Pali's  
21 comments respecting the fact that this is a process, this is a review process that we're a part of  
22 right now, and for better or worse, the system is working.  
23  
24 The area that we're talking about today is on...you know, can be seen on Page 95 of the West  
25 Maui Community Plan, the draft that you're reviewing and it's the areas that are included inside  
26 of the Urban Grow Boundary here denoted in red. And I presented more last time, but I'm really  
27 just going to summarize by saying I'm focusing in on this area, in particular the area in yellow  
28 here. We basically shelved this component and we're content to shelve the Rural Residential and  
29 focus on this particular area here as blown up here.  
30  
31 We're, we're basically, we're trying to get local housing in Olowalu. Yes, there are 19 lots, large  
32 lots that are all subdivided right now and could be sold and could be...get farm dwelling building  
33 permits as we speak. There's no further subdivisions required, it is all existing today as we speak.  
34 I'm not trying to complete any scare tactics, I'm not trying to hold a gun to the Commission's head,  
35 that's just what reality is. If the Commission were to support housing in any shape or form with a  
36 little bit of mixed use in this area, we would still be required to go to the County Council for, as  
37 part of the—  
38  
39 Ms. Takayama-Corden: Two minutes.  
40  
41 Mr. Frampton: --community plan approval process. Okay, well, that's two minutes. I did address,  
42 I did highlight the issues that were concerns and that was reef, archaeology, infrastructure.  
43  
44 Mr. Tackett: Mr. Frampton, let's go ahead and drop the screen and see let's see if we got any  
45 questions. I definitely got questions for you.  
46

1 Mr. Frampton: Okay.

2  
3 Mr. Tackett: So, my question, my question for you is what you're talking about that chunk of  
4 residential that you're talking about, what are your, your intentions or what are the intentions that  
5 you guys have for that chunk? Why are you requesting it to be residential or is that—

6  
7 Mr. Frampton: Yes, we're talking about...thank you, Mr. Chair, Vice-Chair, we're talking about in  
8 the residential area, if you recall, the language of the community plan includes a mix of housing,  
9 open space, parks and also, you know, required infrastructure, et cetera. We're talking about a  
10 small, mixed-use community, something that can take an advantage of smart growth principles.  
11 I hear people talk a lot about smart, smart growth principles. There are a number of them and  
12 they can apply here, they can apply in other areas of West Maui, but in this case, we're talking  
13 about small, compact development in a compact community. So, the number, the, the map that  
14 we've presented, we're willing to dramatically decrease that. The goal and the, the intent is to get  
15 some local families back living there if it's possible.

16  
17 Mr. Tackett: And when you when you represent that, are you that is your intent, partially  
18 affordable, 100 percent affordable, like what is, what is it for the residential portion, and I believe  
19 it would be is it Rural Residential or is it Residential what you guys have?

20  
21 Mr. Frampton: It's currently depicted as Residential as reflected in the Maui Island Plan.

22  
23 Mr. Tackett: Okay.

24  
25 Mr. Frampton: The intent would be probably a mixture of, of...again, it's kind of an open slate.  
26 It's an open slate to see if, if there's, you know, support from the commission, understanding the  
27 significant concerns that were raised, but the intent would be affordable housing and workforce  
28 housing. But again, any, any type of improvements, just because this designation is on the map  
29 does not green light and does not automatically entail approval of a housing project or any other  
30 type of housing projects. It's step one of a multi-step process, which I covered last presentation  
31 and that would be, again, in front of the land, the County Council approval of the community plan.  
32 If we were successful there, State Land Use Commission which would require preparation of an  
33 EIS which you guys, I believe, have reviewed as part of the planning commission. It's a lengthy  
34 document. And then it would be a change in zone, you know, for the EIS would support a District  
35 Boundary Amendment and then it would be the County Council change in zoning as well as  
36 planning commission review as part of that change in zoning. So, on some sort of designation on  
37 the map, again, does not entail approval. It does not...(inaudible)...

38  
39 Mr. Tackett: So, Mr. Frampton, is it your representation that it would be workforce housing and  
40 affordable housing or—

41  
42 Mr. Frampton: Yes, yes.

43  
44 Mr. Tackett: ---workforce housing, affordable housing and market housing, is it, is it a mix of all  
45 three or is it just the two or how did you guys have that divvied up

46

1 Mr. Frampton: I'm gonna say it's just the two, workforce and affordable, and I believe the  
2 Commission is free to condition approvals as they see fit.

3  
4 Mr. Tackett: Okay, I just wanted your guy's intent that's all, that we know what we're, what we're  
5 dealing with. Anybody else got any questions for Mr. Frampton? Yes, Mel, go ahead.

6  
7 Mr. Hipolito: Hello, Mr. Frampton. Yeah, as you mentioned at our last hearing, the public hearing  
8 that we had was very passionate and pointed and you know, particular to the Olowalu project,  
9 and some of the items that I'm gonna mention was protection of the reefs, sea rise, road  
10 relocation, burial sites, especial burial sites. Now, as you went through which was very minimal  
11 in what you want to do with the property there, my question to you is how would you address  
12 these strong concerns that the community have and to abate or remediate or redesign in your  
13 project, how would you do that?

14  
15 Mr. Frampton: Commissioner Hipolito, thank you very much for the question. It's...the concerns  
16 were significant. The process, if there was a designation on the map, the process would be  
17 drafting of a plan and drafting of an EIS, a formal Environmental Impact Statement that would be  
18 a supporting document that would go through the entitlement requests. The...I could tell you just  
19 generally it would be for protection of the reef is, is primary that's first and foremost. And, and  
20 what that involves is maximizing sediment trapping, you know, eliminating the potential for  
21 sediments and off shore runoff into the reef, into the near shore waters. That would be through  
22 use of low impact development techniques. That would be bio retention basins, underground  
23 storage basins, a number of tools in that kit. At this particular juncture, it's probably a little early  
24 to say that because we don't have a specific plan, but if we had a specific plan, that would have  
25 to go through the EIS process that's related to the reef.

26  
27 You mentioned archeology. You know, I could share another map, I have a map of the existing  
28 archaeological resources that have been identified. You know, the areas that we're talking about  
29 on the surface, areas that have been disrupted by surface activities related to sugarcane  
30 harvesting for the many years that it was...these lands were in. Those areas, in some particular  
31 cases, you know, it's, it's free, but it doesn't, it doesn't mean that we would not have to do a new  
32 AIS and do a more thorough review. And as some of the testifiers mentioned on 27th, you know,  
33 we need to do a better job of involving the community, the cultural resources, the entities that  
34 have that deep knowledge, and so that would have to be a part of the process. Again, as  
35 Commissioner Pali referenced, the process. So, and that would be part of the EIS and that would  
36 go through a community review and comment process.

37  
38 As it relates to traffic, I actually, I share your sentiments about the fact that a lot of people do drive  
39 from Central Maui to West Maui for employment opportunities, and is it perfect? No, but I believe  
40 that it helps getting some of that traffic off the road, off the Pali side, and giving people a chance  
41 to live in this area closer to work closer than Central Maui.

42  
43 Mr. Frampton: Sea level rise, right when Mr. Deakos made that comment at the last hearing, I  
44 pulled up the sea level rise viewer that he has that that he referenced 3.2 level, sea level rise,  
45 3.2 feet, and it does not, unlike what he said, it does not go into the proposed central town area.  
46 Yes, it goes through Mr. Martin's house and it does go through the area back to the plantation

1 manager's house, but it doesn't go past the existing highway. And everything that we're talking  
2 about is mauka of Olowalu Store, Olowalu General Store.

3  
4 So, I think those are the issues that you, that you brought up, Mr. Hipolito, if you have anything  
5 else, I'm sorry if I missed it.

6  
7 Mr. Hipolito: Yeah, I think this question may premature, but and should it move forward and all  
8 the processes you put in place, in your mind would it still be affordable?

9  
10 Mr. Frampton: That's, that's a really good question. You know, that's a decision that will have to  
11 be vetted through the EIS process. Again, I don't, I...there's, there's...the reality is there is an  
12 opportunity for the landowners to, again, sell these lots as they are as a consultant, as I watch  
13 and look at the process that they would be willing to undertake, I see that there is a commitment  
14 to put local people in this, in this area. And if that is the intent, then it has to pencil out in that  
15 regard. It has to pencil out in terms of being affordable for workforce housing and affordable  
16 housing.

17  
18 Mr. Hipolito: Thank you. Thank you, Chair.

19  
20 Mr. Tackett: Thank you, Mel. Anybody else have any questions? Go ahead, P D.

21  
22 Ms. La Costa: Thank you, Vice-Chair. Mr. Frampton, when we looked at the map that you pulled  
23 up, there were three projects, one on north side, one the south side and one in the middle. You  
24 mentioned that we're not going to talk about the one on the north, are you abandoning that or are  
25 you just focusing on the Olowalu Town Center project at this time?

26  
27 Mr. Frampton: Yeah, I think at the last meeting, we had indicated that we'd would be happy to  
28 consider that phase two as part of a, you know, language, you know, could be added to the plan  
29 that says, hey, if for some reason we did a really wonderful job at developing residential  
30 opportunities in and around the, the central core area, that, that would still be on the books. But  
31 if you know, that we're not, if that gets taken off, that gets taken off. We're focusing on the central  
32 area right now, is our desired intent to have a small town commercial center, small and residences  
33 around it.

34  
35 Ms. La Costa: Thank you.

36  
37 Mr. Tackett: Yes, Kawika, go ahead my brother.

38  
39 Mr. Freitas: Thank you, Vice-Chair. Mr. Frampton, the talk of a realigned road I think was part of  
40 what Mr. Hipolito, Commissioner Hipolito was referring to as well as traffic. What's the challenges  
41 or the restriction of what this project will pose if, you know, we do make any changes, and then  
42 what happens to that road being moved?

43  
44 Mr. Frampton: Well, the challenge that I see is, first of all, is if it stays as it is in Ag and there's  
45 not much desire expressed for housing, there's, there's a, there's an incentive to sell these lots,  
46 and I think if you, what's nice and unusual is that you have one large landowner, an entity, a

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1 partnership that owns the land and at this stage has an ability to, to make decisions and to and to  
2 work with the DOT and to the County, to work with the community stakeholders and the, you  
3 know, the people with knowledge of archeological resources. They have an ability to kind of  
4 dictate that location. It's a...a fair amount of that could be lost if it's sold. Again, I don't want to  
5 be...an opponent of this project who I met with personally is accusing us of, of creating the boogey  
6 man or trying to create to hold the gun to the Commission's head. That's, that's not the intent, it's  
7 the facts. And as far as the nice thing, if it's you know, if there's a supporting housing component  
8 and a small town core, the nice thing is that, you know, you could move that road mauka to a, you  
9 know, to an acceptable location and the existing road we could eliminate, hopefully the risk of sea  
10 level rise that we talked about and, you know, having to armor the shoreline to protect the highway  
11 and that sort of thing. So, I think, I think there's opportunities.

12

13 Mr. Freitas: Okay, one more question.

14

15 Mr. Frampton: Okay.

16

17 Mr. Freitas: Thank you. One testifier two weeks ago said that the entire Olowalu area is cultural,  
18 you know, because I had questioned the petroglyph area, and that's only my limited knowledge  
19 of this area, but lineal descendants of the area talk more about that whole area being cultural,  
20 there's a cultural history, cultural connection, and when you did your modified two-minute  
21 presentation, you just ended on speaking of that, and would like to know how can you work side  
22 by side with the cultural, the lineal descendants to, to make it a win-win?

23

24 Mr. Frampton: Thank you. Thank you for that question. You know, it's, it's was unique that if you  
25 go back to the Land Use Commission decision that actually ultimately denied the earlier Olowalu  
26 Town project, the majority of the reason that, that, that was voted down was inadequate  
27 archeological review. And so, the lesson learned from that is we can do a better job, we can invite  
28 more people to the table, and we can include stakeholders to provide that local knowledge and to  
29 be part of the process.

30

31 Mr. Freitas: Thank you.

32

33 Mr. Frampton: And just a follow up comment would be, again, the process that Commissioner Pali  
34 mentioned, if we do a substandard job, if we don't do our work in the development of an AIS and  
35 inventory survey, the process, the public review and comment process would ultimately determine  
36 that we didn't do a good job, and rightfully so, the project would be ...(inaudible)...Thank you.

37

38 Mr. Tackett: Thank you. P D you have a question?

39

40 Ms. La Costa: Yes, I have, thank you, Vice-Chair. Mr. Frampton—

41

42 Mr. Frampton: Yes.

43

44 Ms. La Costa: You continue to talk about the, the 17 lots I believe that are already ready to sell,  
45 and you could do that and you're not gonna put a gun to the Commission's head 'cause that's a

1 good thing because we don't look kindly upon that. So, the density of the 17 lots versus the  
2 density of the affordable/workforce housing compare those two for me please?  
3

4 Mr. Frampton: Okay, so, as it is right now, it's 19 lots. The, by the existing agricultural zoning if,  
5 if the land owner went out on any one of these...with an owner of one of these lots, they would  
6 be able to develop. If they have farming, if they have agricultural use in process, they can get a  
7 building permit for a main dwelling and they can get a building permit for 1,000 square foot ohana.  
8 So, for every one of those lots that could be sold. That would be 38, 38 uses. What we're  
9 contemplating, what we're talking about, I think, you know, on our request is something to the  
10 effect of, now, if we have a concentrated area in the central town, you know, in the central core,  
11 you know, you might be talking about encumbering two or three of these 19 lots, and those would  
12 be, you know, geared more towards any number of housing, maybe a hundred units, whatever,  
13 whatever we were able to, to provide. Those other remaining lots, could they be sold? They,  
14 they could still be sold. So, again, I don't want to make it the, the accusation I had that was made  
15 was I was pretending that if we got this affordable housing, I'm sorry, if we got the housing  
16 designation, that all these other lots would not be sold. I can't speak in that regard for the  
17 partnership, but take it, yeah...some of them could still be sold. But the goal is, in my opinion,  
18 finding balance. And what we're trying to balance is an ability to see if we can get local families  
19 a chance to live there and be in that area.  
20

21 Mr. Tackett: I have a question. Go ahead, Jerry. Your question first.  
22

23 Mr. Edlao: Yeah, Mr. Frampton, I wasn't at the meeting, but I did go over the minutes and the  
24 video, and you know, what I got out of it is mainly, you know, there's a lot of issues that you guys  
25 gotta do, you know, with the infrastructure that alone, it's going to be a high hurdle and it'll be  
26 interesting to see how you guys handle that.  
27

28 But to me, the cultural aspect, you know, that's what really, really, really gets me. Now, you  
29 mentioned that you can and you may get other people involved. I would wish you would have  
30 said you will get these people involved as opposed to can or may because this is a big thing for  
31 me, all the other infrastructure things makes you guys money. You guys want to go ahead and  
32 spend, and you're going to have if this moves forward. Then the only other second concern I  
33 would have is as, as Mr. Hipolito says, Commissioner Hipolito says will it be affordable, you know,  
34 with all the expense? I mean, you know, you guys got to make it worth your while. So, the cultural  
35 and the fact that it will be affordable are my two concerns, and I think moving forward it will be, if  
36 this moves forward, it's going to be very, very, very interesting to see how you guys deal with all  
37 of these issues. And, you know, my concern is it's not going to be cheap and I hope you guys got  
38 some deep pockets, but then again, not pass it on to the potential homeowners in that area.  
39

40 Mr. Frampton: I just say that I acknowledge all your comments and agree as far as the cultural  
41 side if, were this to move forward, I can, I can emphatically say we will. Thank you.  
42

43 Mr. Tackett: Mr. Frampton, I got a question for you as well. So, you said you have, you have  
44 19 lots, correct?  
45

46 Mr. Frampton: Yes yes.

1  
2 Mr. Tackett: And let's, let's imagine that I changed my stars, and I was a person that could afford  
3 one of those lots. What would a lot like that right now go for in your opinion?

4  
5 Mr. Frampton: You know, Mr. Vice-Chair—

6  
7 Mr. Tackett: Just a, just a gross number, you know, like it doesn't even...within...something you  
8 think is...(inaudible)...

9  
10 Mr. Frampton: These are large lots...(inaudible-audio garbled)...I would say, it would be fair to  
11 say, you know, on or around the million-dollar range, if not more, depending on the elevation and  
12 depending on the views, depending on the proximity to the shoreline, but there is a lot there's a  
13 lot of other factors.

14  
15 Mr. Tackett: So, if I, say I buy one of the more affordable ones and I come to you with my, my  
16 million bucks and I buy your lot for a million bucks. Once I buy that lot for a million bucks, which  
17 I believe you own that lot, you can sell it to me, right, right now, as we speak.

18  
19 Mr. Frampton: Not, just to be clear, not me, the ownership entity, but yes, I see what  
20 you're...okay, I see where you're going.

21  
22 Mr. Tackett: The ownership entity, you could sell...they could sell me that lot right now for a  
23 million bucks, right?

24  
25 Mr. Frampton: And yes, you could go in tomorrow for a building permit for a farm dwelling and a  
26 second ohana, and you could...as long as you're farming the property in accordance with  
27 Maui County Code, 19.30 you would be able to get your farm dwellings.

28  
29 Mr. Tackett: And at that point what would I do about water and my sewage? What would be my  
30 path for water and sewage?

31  
32 Mr. Frampton: That's a good question. So, a little unique to the situation that water is a very  
33 important component to this, there's an existing Olowalu water system. This, this area serviced  
34 by the or is in close proximity to the Olowalu aquifer. I share Commissioner La Costa's concern  
35 about water issues. I sit on the water board and I'm pretty familiar with the situation. At a very  
36 conservative estimate is that the Olowalu aquifer has a sustainable yield of two million gallons a  
37 day. The USGS is altering the way they're interpreting sustainable yield and to make it short, that  
38 number could be much higher, more than double or triple depending on the interpretation, but for  
39 the time being let's consider two million gallons a day as a sustainable yield for Olowalu. If you  
40 would, you would tie into the existing, the existing water system and you would get water service  
41 from that Olowalu aquifer, wastewater were you to go in, you would be doing depending on your  
42 proximity to the shoreline, but ideally, we would encourage you to do an aerobic wastewater  
43 system which would be treated water. In the event that it's...there was a town or not a  
44 town...residences, then, you know, we would strive to do a higher quality wastewater that would  
45 protect the resources of the reef.

46

- 1 Mr. Tackett: So, so if I paid my million, I...if I paid that million for that lot, I would have water in  
2 that number?  
3
- 4 Mr. Frampton: Yes.  
5
- 6 Mr. Tackett: So, right now you can sell lots with water right now. You have applied for water--  
7
- 8 Mr. Frampton: Yeah, service—  
9
- 10 Mr. Tackett: for those lots, yeah?  
11
- 12 Mr. Frampton: The internal lines will eventually need to be distributed, I believe, but yeah, you  
13 would get water service from the—  
14
- 15 Mr. Tackett: Okay. And then what would I do with my...what would I do with my, with my septic?  
16 Would I, would I run a septic, would a run a cesspool.  
17
- 18 Mr. Frampton: Aerobic.  
19
- 20 Mr. Tackett: What would I do?  
21
- 22 Mr. Frampton: Today, if it were today, it would be aerobic. If there's potential for housing and  
23 some, some uses that are more intense then it would warrant development of a private waste  
24 water system that would take it to a much higher quality, ideally higher quality so that again, you  
25 would tie into that system but that's, that's a little bit...if you're talking today, it's what would you  
26 do today, but in the future if there was a system to tie into you could tie into that.  
27
- 28 Mr. Tackett: So, if...so, right now you could build something. If I had my million bucks, I could  
29 get water and I could build something right now as we speak?  
30
- 31 Mr. Frampton: Yes, yes.  
32
- 33 Mr. Tackett: So, if none of this goes down and whoever owns this land, continues to own this  
34 land worst case scenario they can sell it for a million bucks each, walk away with \$19 million  
35 dollars and only rich people live in Olowalu?  
36
- 37 Mr. Frampton: That is, that is the worst-case scenario, but I—  
38
- 39 Mr. Tackett: That is worst case scenario that we're up against, yeah. And that's the worst-case  
40 scenario for the guy that owns the land. Worst case scenario he ends up with \$19 million and all  
41 of us end up with no affordable housing whatsoever.  
42
- 43 Mr. Frampton: But I will, I will say that, you know, the mainland owner is a very polarizing  
44 individual and as I would say often misunderstood, but the fact that there's a desire to do anything  
45 than what you just described in an effort to bring housing I think says a lot, and there's still probably  
46 people that can find fault with his intentions, but I believe the intentions of the partnership really

1 want to make sure that from a longevity standpoint that Maui residents can own in this area. It's  
2 a special place and they deserve a chance to own...

3  
4 Mr. Tackett: I, personally don't know the guy at all. Never, never, never, never talked to him.  
5 Seen him, you know what I mean? Never spoke with him, but I can tell you this that it doesn't  
6 cost anything for him to get his 19 million, that's the easiest thing for him to do. So, the fact that  
7 he's willing to even go through any of this to try to, to make something affordable tells me that  
8 he's putting forth an effort, you know, and that, that's what that tells me. But anyways, that's my  
9 questions and that's the way I see it. I see either, either we're gonna we're going to allow  
10 opportunities for this type of thing to happen or some sort of a variation of this type of thing to  
11 happen. But I think what people got to understand is that in the end, it's just 19 lots, and they're  
12 saying they might sell some of them, and he could be right, you know, Mr. Frampton could be  
13 right, but it's my stance if I own \$19 million lots, if I'm not going to use any of them, I'd sell them  
14 all myself, you know what I mean, 'cause I just need one, you know, that's all I need. So, I think  
15 that answered my question, you know, and I think however misunderstood he is or whatever  
16 everybody thinks his direction is or isn't, I believe that he trying to make affordable housing, you  
17 know, I don't know, I don't know the why, you know what I mean, but it does seem like that's what  
18 he's trying to do, you know, so that's my take on it. Go ahead Mel.

19  
20 Mr. Hipolito: Mr. Frampton, so I want to reconfirm, you have infrastructure built underground,  
21 electrical and all of that are already to go?

22  
23 Mr. Frampton: Infrastructure as far as the...well, let's start with the water, the well is, is complete  
24 it's operational. There's a five hundred-thousand-gallon storage tank. So, there's, there's service  
25 there. As far as the electrical, the individuals, I believe, and I'm gonna say this with 80 percent  
26 certainty, they would contact Maui Electric and they would tie into the existing electrical system.

27  
28 Mr. Hipolito: Okay. You know, I'm going to, I'm going to talk about some of the testifiers and I  
29 want to talk about archaeological comments that was made, and I've heard you said earlier that  
30 you are committed. So, whether, whether this becomes workforce affordable homes or you're  
31 gonna sell it, you know, to...as million dollar lots, a name was brought up, Janet Six, and the  
32 community is very, how can I put it, very...they respect her a lot as far as her views, what she's  
33 found, the historical data that she have. I strongly recommend whatever way you go that you get  
34 her involved as part of the process that we talk about because she's very well respected. And if  
35 you want to get any support from some of the testifiers, you need to work with her because I, from  
36 what I've gathered in the discussions and what they've said about her, she's very versed on the  
37 archaeological site. I was surprised to hear that infrastructure was already built. I thought it was  
38 gonna be built, but please consider that. Thank you.

39  
40 Mr. Tackett: Thank you, Mel. Anybody else got any questions? Go ahead P D.

41  
42 Ms. La Costa: Mr. Frampton, could you please pull up the map and show us where the well  
43 currently is?  
44

1 Mr. Frampton: Okay, I'm going to do my best of estimating that it is somewhere up in and around  
2 this area right up here, and with a tank site up in somewhere in an existing tank site up and around  
3 this area here.

4  
5 Ms. La Costa: So, your transmission lines are a mile away, mile away?  
6

7 Mr. Frampton: I don't think it's that far. And I apologize, I can't give you the exact number, but  
8 remember there is an existing...it services an existing community, the residents of Kapa Iki, as  
9 well as the shorefront properties that are there existing right now, Olowalu General Store, so the  
10 infrastructure is, is currently in place and, yeah.

11  
12 Ms. La Costa: Thank you.  
13

14 Mr. Tackett: Does anybody else have any questions for Mr. Frampton?  
15

16 Mr. Thompson: Not for Mr. Frampton, but for Kawika, can you weigh in for me? Oh, never mind,  
17 it's okay, though you may have some opinion that may be helpful.  
18

19 Mr. Tackett: Okay, anybody else? All right, you guys. So, what's your, what's your guys take on  
20 the task at hand? Do I have a, do I have a motion? Brother Mel, what you got?  
21

22 Mr. Hipolito: Listening to Mr. Frampton, you know what they're willing to do and I don't really want  
23 to shut the door on them at this point. I really...I want to give them the opportunity to show us  
24 that they really mean what they say, that they can pencil out for it to be affordable, to take all of  
25 the concerns that was brought up by all of these testifiers which I highlighted from the no water,  
26 sewer, protection of reef, sea rise, the burial sites, water shortage, road relocation, and especially  
27 this one word that I wrote that was highly, highly voiced at the last hearing, respect that there  
28 wasn't enough respect for the developer towards the local community. We talk about affordable  
29 homes. We got just got committed that it's going to be workforce housing and affordable homes,  
30 and they committed to that. They committed to working with stakeholders as far as the  
31 archaeological conditions, the protection of the reefs, I would like and I may need Director's help  
32 in making a motion to move this project forward.  
33

34 Mr. Tackett: Michele.  
35

36 Ms. McLean: Member Hipolito, if you wanted to move the project forward then your motion would  
37 be to...you'd want to be specific with which areas you want to designate. I'm thinking that it would  
38 be the Small Town Center and its surrounding Residential and Public/Quasi-Public portions in the  
39 center of that map, not the Residential to the north, Rural Residential to the south, but you decide  
40 what you want, but just to be specific I'm looking at this map.  
41

42 Mr. Hipolito: So, I'm specific to that's what I'm talking about as you circle with your finger, yes.  
43

44 Ms. McLean: Just that area?  
45

46 Mr. Hipolito: Yes.

1  
2 Ms. McLean: Okay.  
3  
4 Mr. Hipolito: So, help me again to make the motion to—  
5  
6 Ms. McLean: To designate the...I'll just say the Central Olowalu area as Residential, Small Town  
7 Center and Public/Quasi-Public as depicted in the handout provided by the applicant.  
8  
9 Mr. Hipolito: Okay, and the other question I have Director is it's not part of the CPAC, right? Do  
10 we need to vote on that to make it part of the CPAC?  
11  
12 Ms. McLean: Well, the CPAC's draft is final. What you'd be recommending, what you'd be making  
13 a motion on would be this Commission's recommendation to the Council. You're using the CPAC  
14 plan as your, as your base and then you make changes to that and then whatever changes you  
15 make along with everything you didn't changed get sent to the County Council as the  
16 Commission's recommendation.  
17  
18 Mr. Hipolito: Okay.  
19  
20 Ms. McLean: Would vote to, right now the CPAC designation, your baseline designation is all of  
21 this is in Agriculture I believe, and so you'd be recommending to change it to these other  
22 designations instead and that would become part of the Commission's recommendation to the  
23 Council.  
24  
25 Mr. Hipolito: Okay. That's a lot. I'm trying to think of how to put it in words, Chair, Vice-Chair,  
26 you want to help me on that? I want to move it forward. I want the ability for you know, to achieve  
27 what the...Mr. Frampton has promoted to us. I just having a hard time putting it in words right  
28 now. Go ahead...I'm sorry.  
29  
30 Mr. Tackett: So, Michele did you...do you have the...could you help us with that please?  
31  
32 Ms. Pali: Chair, may I jump in Chair? May I jump in, Chair. Hi, Chair can I jump in and help  
33 Commissioner Hipolito?  
34  
35 Mr. Tackett: Could I let Michele finish first and then...Thank you. Go ahead Michele. Would you  
36 prefer to finish or would you like me to or is that an uncomfortable space?  
37  
38 Ms. McLean: No, I think Commissioner Pali was gonna take a stab at making the motion.  
39  
40 Mr. Tackett: I'm okay with that as well.  
41  
42 Ms. McLean: I believe the motion would be to designate on the map, the Central area of Olowalu,  
43 Small Town Center, Residential, and Public/Quasi-Public as depicted on the applicant's handout.  
44  
45 Mr. Tackett: Is that as, is that how you read it Mel? Is that...  
46

1 Mr. Hipolito: Yeah, I would like Commissioner Pali to give me some assistance with this.

2

3 Mr. Tackett: Okay, let's...that would be awesome, sorry Kellie, but you on now.

4

5 Ms. Pali: Yeah, actually exactly how the Director worded it would be exactly what I think  
6 Commissioner Hipolito is looking to do. At this time, we're just looking to either accept the plan  
7 as is or make any necessary changes. So, if you would like to support the Olowalu Town Project  
8 you would just want to change the recommended designations to designation that would allow  
9 them potentially in the future to move forward assuming they meet all the other criteria.

10

11 Mr. Hipolito: Okay, so let me take a stab at this. I make a motion to designate the Central area  
12 as depicted on the map and—

13

14 Ms. Pali: Not, not the proposed map, the handout that the applicant showed us or you could just  
15 say, you recommend making a change on the recommendation currently in front of us.

16

17 Mr. Hipolito: Okay, I make a...I'm making a motion to recommend a change to include or the  
18 change to include the developer's handout on the new map that designates the Center Small  
19 Town, and the Residential area, is that covers it? Am I missing anything?

20

21 Ms. McLean: There's also a small area of Public/Quasi-Public.

22

23 Mr. Hipolito: Quasi-Public. Okay, have I, have I covered everything?

24

25 Ms. Pali: Go ahead Commissioner, throw the Quasi-Public in.

26

27 Mr. Hipolito: Yeah, yeah, so I'm throwing the Quasi-Public in also. Is that clear, Chair,  
28 Vice-Chair?

29

30 Mr. Tackett: I believe so. Although—

31

32 Mr. Hipolito: It's a lot of words—

33

34 Mr. Tackett: If it was me, I would, I would have Michele simplify it 'cause she's good at that.

35

36 Mr. Hipolito: Well, I'm trying to get her to simplify and I want to adopt what she's trying to simplify  
37 for me because I'm having a hard time because it's a lot of words and this motion, I don't want it  
38 to be misconstrued or I miss anything or I mislead people. I want it to be clear. I want to give  
39 them the opportunity to show us, to work with the archaeological people, you know, and the water  
40 systems and the sewer systems and so forth, so I'm looking for help.

41

42 Mr. Tackett: Okay, Michele to you again.

43

44 Ms. McLean: The motion would be to designate on the map the central portion of the Olowalu  
45 Town Project with Residential, Small Town Center and Public/Quasi-Public as shown on the

1 applicant's handout. And Commissioner, you can just say, so moved. You don't have to restate  
2 it.

3  
4 Mr. Hipolito: Okay, so moved. Thank you.

5  
6 Mr. Tackett: Outstanding. Okay, and then we would need a second. We have a second which  
7 would be Jerry, and then we would go through the speaking to the motion. Kawika, go ahead my  
8 brother.

9  
10 Mr. Freitas: Thank you, Vice-Chair, unless Mr. Hipolito would like to speak first?

11  
12 Mr. Hipolito: No, you can go and I'll go after you.

13  
14 Mr. Freitas: Thank you. You know, it's, it's kind of sad because we went through each individual  
15 development and it was pretty clear by the majority of the testifiers two weeks ago that right across  
16 this entire subsection, sub area, it was to remain Agriculture, and all of the reasons for the other  
17 development I think still holds for me on this development, and to stay consistent, if we did one  
18 maybe we should have done all, and I know that because it come to a majority that this could be  
19 brought up again, I still, I still stand on keeping it as Agriculture. Thank you.

20  
21 Mr. Tackett: Go ahead, Mel.

22  
23 Mr. Hipolito: Thank you, Commissioner Freitas. You know, and I agree with you in a sense that  
24 there is a lot of testifiers and CPAC has worked hard, you know, and I get it, I feel it. And I'm not  
25 speaking about all of their projects, I'm talking about this area that has been referred to as no  
26 matter what, they can sell it, and so I reconfirmed with the developer that they can build right  
27 away. And if I, if we all as commissioners can really look at the needs of housing and developers  
28 as like this morning, willing to dedicate their projects to either 100 percent affordable or for  
29 workforce housing and affordable housing, as such, in Olowalu as stated, you know, you gotta  
30 really, for me, I got to really think about it. You know, that there's a potential for homes for Mauians  
31 doesn't matter where they come from. You know, so I want to give people the opportunity and to  
32 show us. That's how I stand, you know, I don't want to shut everything down. I want to give  
33 everyone the opportunity to provide for Maui Nui in whatever capacity. And that's, that's, that's  
34 how I feel that in all of the projects today that I don't want to shut the door. You know, I do want  
35 to listen to everyone. I want to give people the opportunity. If the ship is falling on the left, well  
36 bring it on the right. If it's falling on the right, let's bring it to the left, you know, and we...they have  
37 so much processes that they gotta go through, this is not the final, you know, and I truly believe  
38 that giving developers the opportunity, I'm not pro development, I'm just saying to provide for the  
39 Mauians here, that's what I'm asking, you know, give, give, give, people that's willing to do it for  
40 us, you know, and do it for us affordably and just not shut the door. Thank you, Chair.

41  
42 Mr. Tackett: Thank you, Mel. I'm gonna go to Jerry and then P D.

43  
44 Mr. Edlao: This is a tough one. You know, Kawika, I understand what you're talking about  
45 consistency, I did vote on the other two projects, you know, to keep it in Ag, but on this particular  
46 one, I mean, I think the developer is serious enough because going into this he knows it's gonna

1 cost him a lot of money to do this, and the fact that if we don't give him the opportunity to try, and  
2 do this, and there's a lot of hoops he has to go through, we could have 19 gentleman estates out  
3 there anyway. So, rather than have that, I prefer to just try to give him a chance to do this  
4 affordable housing and workforce housing and I'm hoping that he will keep it affordable. He has  
5 mentioned, you know, came before us on other issues and really pushing affordable housing. I  
6 guess this is would be a good one to give him that opportunity rather than have 19 gentleman  
7 estates out there.

8  
9 Mr. Tackett: Thank you, Jerry. P D, you're next.

10  
11 Ms. La Costa: Thank you, Vice-Chair. I'm going to read from Page 94. Olowalu is the site of a  
12 large pre-contact Hawaiian settlement, which is evident giving the number of archeological sites  
13 found in the area, including petroglyphs, burials, heiau, trails, rock shelters, agriculture and fishing  
14 shrines, house sites, boundary and navigational markers, loi and awai. Yes, we need affordable  
15 housing. Yes, we need workforce housing. There are thousands of units that are being proposed  
16 North. I was absolutely appalled with the way that the kupuna were treated in this area. This is  
17 an incredibly sacred area. If you spend any time up there going past the petroglyphs with  
18 someone from the area, of course, feel what is going on there. You have a proposed or the  
19 number that was thrown out, arbitrary or not, a hundred units of affordable or workforce housing.  
20 I don't know what people have against gentleman estates perhaps you feel that people shouldn't  
21 come here from other places and spend money, I don't know, but those lots are well worth way  
22 more than a million dollars, Christian, just FYI. The size of them way more than a million. So,  
23 yes, they could be sold and probably the developer could put 40 to 50 million dollars in their  
24 pockets. I think there needs to be a balance of how we treat our kupuna, how we treat the sacred  
25 land because it is sacred in Olowalu, and how we take care of our people. I can say that because  
26 I've been here 30, almost 31 years.

27  
28 I think that there are projects that do not have the sensitivity, do not have the propensity of the  
29 people who live in the area to say, no, you can't do that here because this is where our ancestors  
30 are, we have iwi kupuna, we have burial sites, we have...this is pre-contact Hawaii. So, I have a  
31 major problem of anything being done in Olowalu, regardless of whether it's multi-million on the  
32 ocean or affordable at 399. I just, it just hurts my heart to think that the Hawaiians have one last  
33 place to call their own. Yes, there may be some who buy some of the affordables but a hundred  
34 homes, 200 cars at Olowalu where you try to get off and, on that area, I just...the density is just  
35 way too much for me, and ...(inaudible)...respect as Jerry mentioned, the lack of respect...Mel,  
36 I'm sorry, for the people and the land there is...(inaudible)...

37  
38 Mr. Tackett: Thank you, P D. Anybody, anybody else like to speak to the motion? Oh, Kawika,  
39 I believe you already spoke to the motion but you can go again.

40  
41 Mr. Freitas: Sorry, I actually didn't want to follow P D., she said that eloquently. I want to again,  
42 talk about those that testified two weeks ago and the majority actually was talking about this area  
43 especially, and what P D., Commissioner La Costa was talking about hits home and it  
44 reverberates the very impactful testimony we had two weeks ago, so thank you.

45  
46 Mr. Tackett: Thank you, Kawika. Anybody else got...go ahead Kellie.

1  
2 Ms. Pali: I wasn't going to chime in because this is just really heavy and I'm tired and I don't feel  
3 like I have to state my opinion two hundred times for the message to get across, but I'll just say  
4 this, I didn't necessarily want this particular area to be developed because it is a lot more sensitive  
5 than the others, but I also believe in balance and fairness. And if the land owner wanted to  
6 develop something, affordable housing somewhere, then we should have been a little bit  
7 more...instead of, you know, piecing it together, we should have been a little bit more open to  
8 consider land that wasn't as sensitive. So, we've done it all, we've said, no, no, no, no, no, and  
9 here we go, and, you know, we did we just did this with a land owner in Lahaina. He wanted one  
10 to remain Heavy Industrial, and he wanted the other to be changed, and we gave him one and  
11 we said, no one the other. There was a balance. Every one of the commissioners, every one of  
12 the testifiers, everybody in the community, everyone on CPAC they all have super valid points,  
13 there is not one that's more important than the other, we are all stuck living on this beautiful island,  
14 calling our home. We don't need to do any divisive intentions to be laced with what we're doing  
15 here. It's all coming from a genuine, loving place. But we all also stand for something, and for  
16 me, I'm looking at it in a different light. Like, you know, P Denise, if she would have read the rest  
17 of it and she didn't do it by any fault, she was making a point, but it said, it was also home to  
18 different sugar growing ventures, including West Maui Plantation, Olowalu Company, Pioneer Mill  
19 Company, the land was occupied in a different manner, but it was occupied it was utilized, it was  
20 cherished, it was nurtured, it was people used it to live, so I'm with, I'm with my fellow  
21 commissioners that this would probably be the more sensitive area that we would likely to stay  
22 with, but I'm all for affordable housing and letting our local people enjoy different parts of the  
23 properties and lands. I mean, if we had our way, we would probably not allow much development  
24 at all in Hana. I mean, that Hana is something so cherished and so special and cannot be created  
25 anywhere else in the world but people should be living in Hana to malama the land and to  
26 perpetuate our cultural practices. Why can't we have families in this area, it doesn't have to be  
27 an Olowalu Town, could be more south, could be more east, whatever, could be more north, I  
28 don't know but to kapu the whole thing, I want balance and so now I'm forced here because we  
29 said no, no, no, no, to all these other potential affordable housing I'm left with Olowalu Town, and  
30 so that's how I feel. I hear everybody, my heart aches for all sides.

31  
32 Mr. Tackett: Thank you, Thank you, Kellie. Anybody else want to speak to the motion? Dale,  
33 you want to speak to the motion? You alright? I can't see you Dale. I'd like to...oh, go ahead  
34 Dale.

35  
36 Mr. Thompson: No, I have no comment, thanks.  
37

38 Mr. Tackett: Okay, and then, I'd like to speak to the motion and what my take on it is, is much the  
39 same as what I stated last time. We have an opportunity to have some or none. That's, that's  
40 what we got right now. So, either we're going to have some affordable and some work force  
41 houses or we're going to have gentlemen estates, so I don't think, gentlemen estates are a bad  
42 thing if you have one or two, but when you end up the, the most sought-after destination in the  
43 entire world, and every rich person on Earth wants one gentleman estate on Maui, it starts to  
44 squeeze everybody else. So, I don't think that I'm anti-gentlemen estate, I just think that we have  
45 a whole bunch of them and that we're way behind on affordable housing. So, if I have the choice  
46 between 14 lots, and some affordables or 19 more general...gentlemen estates, I would take the

1 14 and the affordables and I think after, after I die and pass away and, and all the years pass, I  
2 think when I look down on my children what I want for my children is opportunity, that's what I  
3 want for my children. I want my children to have a childhood and to have some freedoms and to  
4 have some nature and to have some time with their mother and some time with their families, you  
5 know, and I think affordable housing is what creates those kinds of opportunities. So, that being  
6 said, we have a motion, we spoke to the motion, we have second, if we could have a show of  
7 hands for all those that are in favor please? One, two, three, four. Dale, that was a...was that a  
8 yes or a no or a shake head or I don't know, you gotta be clear on that?  
9

10 Mr. Thompson: Sorry, yes, but a no, you know, and reverberating Kellie's words there. The other  
11 two projects I was yes, they're away from it. I mean, that's our golden jewel of reef, and you know,  
12 but now they can develop that and the other ones we just took them away. So, but that's not  
13 the...I know the vote's just for this, so I have to vote...that's a vote against development in  
14 Olowalu.  
15

16 Mr. Tackett: So, you're, you're a no then? Okay, so one more time. Show of hands of everybody  
17 in favor of? Okay, we have one, two, three. And then we have one, two, three, against. Show  
18 of hands against please? Okay, three, three. Well, it seems like we're all in the same mindset  
19 as we had before. So, we've achieved the same process again.  
20

21 **The Motion made by Mr. Hipolito, seconded by Mr. Edlao to designate on the map the**  
22 **central portion of the Olowalu Town Project with Residential, Small Town Center and**  
23 **Public/Quasi-Public as shown on the applicant's handout, FAILED.**

24 **(Assenting – M. Hipolito, J. Edlao, K. Pali)**

25 **(Dissenting – P D. La Costa, K. Freitas, D. Thompson)**

26 **(Excused – L. Carnicelli)**  
27

28 Mr. Tackett: I believe, Michele, is that, is that all that we have so far?  
29

30 Ms. McLean: Yes, Chair, I believe...well, that was, that was it for the...for Section 3 or I should  
31 say...(inaudible)...but that ties into Areas of Change and Areas of Stability, so we already talked  
32 about some of that, so unless members wanted to revisit any of the Areas of Change or Areas of  
33 Stability then you're, you're finished for the day.  
34

35 Mr. Tackett: I got, I got just one question for you before we go, and I don't know when we're  
36 gonna address it, and my question for you Michele is I know somewhere in, and excuse me, I  
37 don't know exactly where it is, but somewhere in here there's something that says, the workforce  
38 houses, housing associated with whichever project goes on that that workforce housing has to be  
39 in that specific area of Lahaina. I'm not sure where that is in here, but I think...and I, we don't  
40 have to go through it tonight, but I think that all the commissioners should think about it because  
41 if you guys can...if somebody can build something in this spot and provide housing that's  
42 affordable in that spot, as long as it's on the west side, I think you would be achieving something  
43 that is helpful for the west side cause the west needs affordable housing more so than anybody.  
44 I've lived in Waiehu my whole life and you know live, you know who my neighbors are everybody  
45 from Lahaina, everybody from Lahaina is my neighbor now. They all left Lahaina and they live in  
46 Waiehu now with me. So, I think, I think if we could make it or if we could think about it and find

1 a way that we could be a little bit more openminded that as long as that, as long the housing that  
2 they intend to build is built on the west side and creates opportunity for west side people, I think  
3 that we should leave that option open, let that, let that be presented and make a determination  
4 on a case-by-case basis. So, I don't know if –

5  
6 Ms. La Costa: ...(inaudible)...

7  
8 Mr. Tackett: Go ahead, go ahead P D.

9  
10 Ms. La Costa: I'm sorry, I beg your pardon I didn't mean to jump in, I believe that that is associated  
11 with the hotels and/or rental units if they have to provide affordable housing.

12  
13 Mr. Tackett: That is correct and, and...but I'm just saying that like in Kaanapali, if they can't come  
14 up with anything in Kaanapali, but they could come up with something somewhere on the west  
15 side and we got an opportunity to hear it, if we said no, we said no, if we said yes, we said yes,  
16 but at least there would be an opportunity because there's –

17  
18 Ms. McLean: Chair, Chair, hold on, hold on. This...the area that you want to discuss is not on  
19 the agenda for tonight so we shouldn't go too far off in that direction, but that can be brought up  
20 at the wrap up meeting.

21  
22 Mr. Tackett: Okay.

23  
24 Ms. McLean: So, you could get in touch with me or with Long Range staff to identify where that  
25 is and then you can introduce that, that change.

26  
27 Mr. Tackett: Yeah, and that's, and that's why...yeah, that's why I had the question for you 'cause  
28 I was pretty sure that that wasn't for this meeting, and I appreciate P D. helping me with that but  
29 I just, I just remembered that particular portion, it never got addressed and I think that it is  
30 something that I would like to have added to that final meeting because it's something that should  
31 be considered. At that point we can all talk about it and decide what is the right or wrong way to  
32 go with that if that's acceptable to you Michele.

33  
34 Ms. McLean: Yep, just no more discussion on that tonight.

35  
36 Mr. Tackett: Yeah, it wasn't a discussion, it was a request you know, as to where and how, like I  
37 didn't mean to bring it up as a discussion, I was just trying to figure out how it works 'cause like I  
38 said, I'm not the best at it, you know, but I will work my way through it and we will get there  
39 somehow, some way. Kawika, go ahead my brother.

40  
41 Mr. Freitas: Thank you, Vice-Chair. One last thing in this section was specific Policy 3.7.1,  
42 support agricultural activities within the agricultural areas including within agricultural  
43 subdivisions, and I'm not sure if we have to motion, but I would like ...(inaudible)...to leave that  
44 in.

45  
46 Mr. Tackett: 3.7.1.

1  
2 Mr. Freitas: ...(inaudible)...

3  
4 Ms. McLean: Page 116, Policy 3.7.1, unless there's a motion to change it, then it would stay in.

5  
6 Mr. Freitas: Okay.

7  
8 Mr. Tackett: Okay. Well, fine job, you guys. Thank you, everybody, for all you guys you have  
9 done. I think Pamela has something she'd like to say. Go ahead, Pamela.

10  
11 Ms. Eaton: Yes, thank you all. November 24th is the next meeting, and please, please. I think it  
12 would really, really help to come to the meeting, having read the Implementation Section. This  
13 section is important as it identifies implementing actions. So, that is going to be very important,  
14 and that starts on Page 123. We will have and are trying to have departmental staff available with  
15 regard to any questions you may have about implementing actions. And as Jen has said in the  
16 past, if any of you have anything specific, please let us know if you can prior to the meeting.  
17 Thank you. Just take a look at the Implementation Section, it be great to read it ahead of time.

18  
19 Mr. Tackett: All right, if nobody, nobody has anything else to add, I think we should adjourn our  
20 meeting. Meeting adjourned. Thank you, everybody, for all your hard work and your time away  
21 from your family. I appreciate it.

22  
23 **C. NEXT SPECIAL MEETING DATE: November 24, 2020**

24  
25 **D. ADJOURNMENT**

26  
27 The meeting was recessed at approximately 5:53 p.m.

28  
29  
30 Respectfully Submitted by,

31  
32  
33 CAROLYN TAKAYAMA-CORDEN  
34 Secretary to Boards and Commissions II  
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38 **RECORD OF ATTENDANCE**

39 **Present**  
40 Jerry Edlao  
41 Kawika Freitas  
42 Mel Hipolito  
43 P Denise La Costa  
44 Kellie Pali  
45 Christian Tackett, Vice Chair  
46 Dale Thompson

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2 **Excused**

3 Lawrence Carnicelli, Chair

4 Stephen Castro

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6 **Others**

7 Michele McLean, Director, Department of Planning

8 Pam Eaton, Long Range Division Planning Program Administrator

9 Jennifer Maydan, Supervising Planner

10 Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel (on-call)