

## Meeting Minutes

Thursday, February 20, 2020

Hyperlink to [Meeting Video](#)

### Community Plan Advisory Committee

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

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

### County of Maui – Planning Department

Pam Eaton, Long Range Planning Division

Jennifer Maydan, Long Range Planning Division

Kate Blystone, Long Range Planning Division

Mike Napier, Long Range Planning Division

Sean Birney, Long Range Planning Division

**Call to order at 5:35 p.m.**

### Public Testimony (00:00 to 1:40:24 in Meeting Video)

Kevin Kiner stated his opposition to development in Olowalu Mauka on the basis of nitrogen leaching into the soil, impacts on the reef, traffic and lack of water.

Peggy Seymour, a resident of Lahaina for 12 years and lives in Launiupoko, stated her support for leaving Agriculture as Agriculture. Development needs to be done well and it should not be done outside the boundaries of current zoning. She discussed the options for people who do not like their zoning and encouraged people to be civil.

Tom Coleman, a resident of Olowalu Mauka and speaks in opposition of further development in Olowalu. His primary concern is water and they frequently run out of water. He is also concerned about fire, traffic, impacts on emergency evacuation routes, and unfulfilled promises by developers.

Maggie Martin reminded the CPAC that she gave testimony the previous Tuesday and expressed concerns in a letter. She thanked Chair Kai Nishiki for addressing public conduct during testimony and is looking forward to listening to everyone.

Adeline Rodrigues stated she was born in Olowalu 90 years ago and lives on property that she inherited from her grandfather. She expressed concern about lands being sold off and not

resulting in a community. She noted that this is their opportunity to plan the future and wants to see Olowalu Ahupua'a restored to a full community.

Chalette Hodge moved from Oahu and has been a resident since 1982. She noted her desire for a house, to grow her own food and share with her community. She expressed her support for the project in Launiupoko.

Hinano Rodrigues testified that his ancestors are from Ukumehame and Olowalu and he is in support of the mostly workforce housing project at Olowalu. He stated children would not be able to afford the housing in Olowalu as current cost is in the millions.

Jen Mather expressed her support of the Department's recommendation for Makila and Olowalu, and changing the growth boundary from urban to rural. She noted the project is not smart growth, but sprawl. She noted the importance of listening to the traditional voices that are there. She expressed her thoughts on love for the culture, land and resources.

Ke'eaumoku Kapu expressed his concerns about the development company. He stated he is not against homes but is concerned about where the developer is building and whether those properties belong to other families. He stated his kuleana is to hold people accountable for the lands that have been acquired through the quitclaim process.

U'ilani Kapu recalled that all of these lands are stolen and they are occupied by Hawaiians. She noted Olowalu's cultural significance as a place where a lot of people have died, its history, and cultural resources, including the presence of iwi. She notes the need to remember and acknowledge the names and places of the lands.

Lee Chamberlin provided an update on the West Maui Greenway. He noted his concerns about \$300,000 authorized by the Maui County Council in 2006 and the engineering plan that was produced. He read from a letter he wrote to the engineering firm expressing his concerns.

Ed Kahui spoke in favor for the development of affordable housing in Launiupoko and Olowalu. He commented on agriculture being unviable, lack of water and lack of park maintenance, and the need for housing for everyone.

Joshua Dean testified that he was born and raised in Lahaina and owns a construction company on Maui that builds affordable housing projects. He noted the lengthy process for a project to be approved. He also noted the Maui Island Plan. He asked the CPAC to give the chance to put housing in the area (Olowalu) by designating it on the Community Plan map.

George Fujita testified that he is a lineal descendent of Ukumehame and has kuleana land in Ukumehame. He noted water issues in Ukumehame. He stated he is not against development but concerned about how it is done and it's impact on the environment and the ocean. Chair Nishiki asks in what area George lives, if there are important cultural sites and burials in

area, and if he could be a resource person for the Ukumehame area. George responds he would like his mom to be the resource person, the person he is learning from.

Roland Bartin testified he has lived in the islands for 20 years ago and has tried to purchase a home on Maui. He stated he was appalled at the conditions of the houses available in the price range. He stated he supports the workforce housing project.

Linda Magalianes testified that she is a lineal descendent of Olowalu and Ukumehame. She stated she is not opposed to the homes, but opposed to where they want to build it. She noted she knows who is buried on Pu'u Kuleia. She stated everything is kuleana lands at Olowalu and questioned the status of the titles.

Nameahea Hoshino, from Lahaina, testified that he is concerned about the extent of planned development and issues such as water source to support the development. He noted that it will be him and the younger generation that will deal with this struggle and recalled his family's fight for Hawaiian homes.

Kaui Keahi expressed his support of affordable homes and his desire to leave an inheritance for his children. He noted traffic is not the problem, but the need for (affordable) homes now. He noted his concern of homeless and drug-use on the undeveloped lands.

Peter Martin testified that he received 160 responses, most in support, to his email regarding homes in Olowalu and Makila. He described his history and how he got involved in land. He stated he is excited about affordable housing, would like more people to have homes (owner occupied) and will be the best affordable home builders on Maui. Member Ravi Bugga made a comment of his observations of the responses, asked about the planned Olowalu project and restrictions that can be placed on buyers, and stated his concern about whether the information in Peter's email is correct. Member Karen Comcowich asked about water availability, wildfire risk, potential impacts to the coral reef, and engaged with the Hawaiian community? Member Angela Lucero asks about the use of the 201H process and definition of expert. Member Hans Michel asks about the number of homes in Olowalu and the Makila project. Member Karen asks about other affordable projects Peter has been involved in.

Individual (name unknown) testified of his support for Makila Farms and Olowalu and noted the expensive costs for housing.

Kimo K. (last name unknown) testified of his support for the Olowalu and Launiupoko affordable housing projects.

Thelma Ka'ahui stated she lives in Olowalu and supports housing in Olowalu.

Albert Perez (Maui Tomorrow) commented on the previous community plan and developers' past practices. He stated that Maui Tomorrow supports truly affordable housing and infill development and reserving the infrastructure capacity for that. He also stated that people

should use their designation or lose it; don't allow sprawl; make sure homes are not put into flood zones and preserve wetlands. Chair Nishiki asked if Albert could point out the wetland at Ukumehame and previous wetland at Olowalu to staff.

Lawrence Carnicelli stated that he is supposed to be the resource person for Olowalu. He shared his thoughts on the significance of Olowalu on Hawaiian history. He noted that with Olowalu Town they want to build a walkable, livable town and a community.

Mark Deakos shared about the benefits of regenerative growth and design and the importance of limits to growth. He noted his support to keep Launiupoko and Olowalu as ag and put affordable housing where it can do the most good.

Kamauna Kahaialii, a long-time resident of West Maui, agreed that affordable housing is needed, but noted that kuleana rights are overlooked. He cited the state laws that govern kuleana land and noted that it is a fundamental principle of law. He stated he is for development and smart development, but kuleana rights need to be ironed out.

Kaleinani Kinimaka testified that kanaka maoli are the experts. She agreed that we have to start doing things different, by telling the truth. She stated that she is a title holder and will submit her paperwork. She expressed her support for kuleana rights and that their right is bigger than this project.

Kapali Keahi, from Lahaina, stated that Hawaiians have tried to be part of community planning but their voice isn't really heard because their voice speaks to what happened in their history. He noted that they have been at odds with development. He expressed his support to address their historical concerns before planning for the future.

## **RECESS/DINNER BREAK**

### **Review: Draft West Maui Community Plan, Growth Framework Section – Ukumehame Subarea (1:40:28 to 2:48:11)**

Jennifer Maydan gave an introduction and identified key features of the Planning Department's Recommended Alternative for the Ukumehame subarea, south of the Puamana area to the Pali, and the resource people available.

Dylan Payne disclosed that he received an advisory opinion from the Maui County Board of Ethics that advised him to disclose his employment with West Maui Land Company and refrain from vote on any matters that may affect the company or its land holdings. Leilani Pulmano disclosed that her company has associations with the coastal area between Puamana and Launiupoko and will refrain from discussing and voting on matters pertaining to this area.

The CPAC identified a list of areas to review and discuss:

- Open space area between Puamana to Launiupoko
- Open space area between Launiupoko and Olowalu
- Makila
- Launiupoko
- Existing transfer station
- Olowalu Town
- Open space area south of Olowalu Town
- Ukumehame area near the stream

### **Open space area between Puamana to Launiupoko (1:52:05 to 2:01:27)**

Discussion:

- Chair Nishiki asked about landownership and plans for that area. Leilani Pulmano stated that the coastal area includes pieces of the land for each condo lot mauka of it and noted the makai piece was supposed to be purchased by the County. Peter Martin said that the area is planned to be farmed and would prefer the land not be put into Parks/Open Space. Dylan Payne noted that the lot is not buildable and only agriculture could be allowed.
- **Chair Nishiki made a motion to change this area from Agriculture to Parks/Open Space. Angela Lucero seconded the motion.**
  - Questions and discussion from members included whether the County would need to purchase the land, if the change would open up the County to legal action, future issues with the highway, and consideration of future sea level rise.
  - Chair Nishiki and members Dawn Hegger-Nordblom, Angela Lucero, Karen Comcowich, and Yvette Joyce Celiz voted in favor of the motion, with members Hans Michel, Joseph Pluta, and Donald Gerbig opposed (Ravi Bugga did not vote; Dylan Payne and Leilani Pulmano recused from voting). **6-3, MOTION FAILED.**

### **Open space area between Launiupoko and Olowalu (south of current dump, approx.. 40 acers) (2:01:28 to 2:19:20)**

Discussion:

- Chair Nishiki described her concerns and the cultural significance of this area. She proposed to continue the park and open space area from Launiupoko to Olowalu Town.
- Lawrence Carnicelli (Olowalu 'Elua Associates) explained what is included in the Olowalu Town plan and that the northern property has been identified by the County as the preferred site to build a police and fire station.
- Members discuss concerns of sea level rise and alignment of the highway.
- **Chair Nishiki made a motion to change this area from Agriculture to Parks/Open Space. Karen Comcowich seconded the motion.**
  - Questions and discussion from members included whether there are plans to and what can be built in this area, availability of water, recreation, and consideration of sea level rise.

- Chair Nishiki and members Dawn Hegger-Nordblom, Ravi Bugga, Donald Gerbig, Angela Lucero, Karen Comcowich, and Yvette Joyce Celiz voted in favor, with members Hans Michel, Joseph Pluta, and Leilani Pulmano opposed (Dylan Payne recused from voting). **7-3, MOTION PASSED.**

### **Makila (2:19:21 to 2:48:11)**

#### Discussion:

- Members asked about the affordable housing projects in the area. Peter Martin and Kyle Ginoza (Hope Builders) provided information on their two residential subdivision projects including potential connection with the County’s sewer system, housing densities, pricing, lot sizes, agriculture use.
- Joseph Pluta asks if there are any issues with the property title. Kyle Ginoza stated there is no issue. A few people in the audience yelled, “Yes there are!” U’ilani Kapu commented that all property titles in Hawaii are clouded. Peter Martin said there was a title policy on that property now.
- **Joseph Pluta made a motion to change the Agricultural designation within the Makila Rural Growth Boundary to Rural Residential to match the Rural Residential shown in the Expansion Alternative. Hans Michel seconded the motion.**
  - Discussion included Karen Comcowich noting her support for keeping the Agricultural designation. Councilmember Tamara Paltin clarified that Greg Brown’s 201H project was approved by the Council. Leilani Pulmano asked whether Greg Brown’s project should be kept Agriculture. Councilmember Paltin further clarified that the 201H process would allow the developer to ignore the community plan designation of Agriculture and could lead to more affordable housing compared to the Rural Residential designation and the County’s 2.97 housing process.

### **RECESSED DUE TO AUDIENCE INTERRUPTION**

### **Review: Draft West Maui Community Plan, Growth Framework Section – Ukumehame Subarea (Cont.) (2:48:12 to END)**

### **Makila (2:48:12 to END)**

- Chair Nishiki explained to members that she spoke with Miss Kinimaka and invited her to speak as a resource person. Miss Kinimaka read from an August 1995 Maui Correspondent article regarding titles and said she would provide an article via email to Department staff.
- Members Hans Michel and Joseph Pluta voted in favor of the motion, with Chair Nishiki and members Dawn Hegger-Nordblom, Ravi Bugga, Donald Gerbig, Angela Lucero, Karen Comcowich, Yvette Joyce Celiz, and Leilani Pulmano opposed (Dylan Payne recused from voting). **2-8, MOTION FAILED.**

**MEETING RECESSED TO TUESDAY, FEBRUARY 25, 2020, 5:30 P.M. MEETING ADJOURNED AT 9:03 P.M.**