

# Meeting Minutes

Thursday, February 20, 2020,  
Reconvened Tuesday, February 25, 2020

Hyperlink to [Meeting Video](#)

## Community Plan Advisory Committee

**Attending:** Chair Kai Nishiki, Vice-Chair Jeri Dean, 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, Aina Kohler

**Absent:** None

## County of Maui – Planning Department

Pam Eaton, Long Range Planning Division  
Jennifer Maydan, Long Range Planning Division  
Jaime Paa, Long Range Planning Division  
Mike Napier, Long Range Planning Division  
Sean Birney, Long Range Planning Division

**Call to order at 5:32 p.m.**

## **Review: Draft West Maui Community Plan, Growth Framework Section – Ukumehame Subarea (00:00 to 1:29:50)**

Jennifer Maydan identified resource people in attendance and briefly reviewed the events of the February 20, 2020 meeting. She asked members if there are any additional areas they'd like to go over. No additional areas were identified.

## **Launiupoko Rural Growth Boundary area (3:05 to 23:17)**

Discussion:

- **Chair Kai Nishiki made a motion to adopt the Planning Department's recommendation to leave the area in Agriculture. Angela Lucero seconded.**
  - Questions and discussion from members included why the Department kept the area in agriculture, number of homes in the area, affordable housing needs, the 201H process, GPACs (General Plan Advisory Committee's) reasoning for including this area in the Rural Growth Boundary, consistency with the Maui Island Plan, if the lots were subject to the sliding scale for agricultural subdivisions, and community feedback.

- Chair Nishiki and members Dawn Hegger-Nordblom, Yvette Joyce Celiz, Karen Comcowich, Ravi Bugga, Angela Lucero and Donald Gerbig voted in favor of the motion, with Vice-Chair Jeri Dean, Hans Michel, Joseph Pluta, Dylan Payne, Leilani Pulmano and Aina Kohler opposed. **7-6, MOTION PASSED.**

### **Existing transfer station (23:18 to 33:00)**

#### Discussion:

- Jennifer Maydan noted that there is an error on the Planning Department's Recommended Alternative Map and this site is supposed to be Public/Quasi Public (PQP).
- Leilani Pulmano asked about property ownership and consideration of changing it to the Industrial designation to accommodate recycling, composting, and material processing. Chair Nishiki noted she is not in favor of industrial type of activities so close to the ocean. Leilani noted she is in agreement and proposed that the group should identify a different site and also include the transfer of white goods.
- **Leilani Pulmano made a motion to change the Agriculture designation of the existing transfer station to PQP. Yvette Celiz seconded. MOTION PASSED UNANIMOUSLY.**

### **Olowalu Town Planned Growth Area (33:01 to 1:01:36)**

#### Discussion:

- **Angela Lucero made a motion to adopt Planning Department's recommended Agriculture designation for Olowalu Town. Yvette Celiz seconded the motion.**
  - 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 voting on any matters that may affect the company or its land holdings.
  - Dawn Hegger-Nordblom disclosed that she represented a client mauka of the area for a farm plan.
  - Questions and discussion from members included a desire to promote affordable housing; affordable housing requirements under the 201H process; clarification of the Olowalu Town Planned Growth Area; the inclusion of two urban areas/town centers in the Maui Island Plan; clarification on the motion; community feedback, water availability and other potential issues; availability of additional information; reminding members that CPAC is not a decision-making body, and that a vote in support of the motion does not equate to being anti-development, anti-growth, anti-density, or anti-affordable housing, but that it is a vote for smart growth.

- At the request of CPAC, Aha Moku representative for Olowalu Linda (no last name given) provided her perspective. She noted that there are a lot of cemeteries in Olowalu and that the main reason plans for a town was shut down previously was because bones had been found but hadn't been disclosed to the people. She voiced her support for affordable housing, but not in Olowalu, due to its sacredness to local people living there. She recommended leaving the area as Agriculture.
- Final comments from CPAC included how a lot of the evening's testimony focused on issues taken with the developer for Olowalu Mauka, and whether the community can trust this developer to follow through on the promises he makes when there are no legal requirements.
- Chair Nishiki and members Donald Gerbig, Angela Lucero, Ravi Bugga, Karen Comcowich, Yvette Celiz and Dawn Hegger-Nordblom voted in favor of the motion, with members Hans Michel, Joseph Pluta, Leilani Pulmano and Aina Kohler opposed. Dylan Payne recused from voting. **7-5, MOTION PASSED.**

### **Coastal area from Olowalu Town to PKOS by Ukumehame (1:01:37 to 1:10:10)**

Discussion:

- **Chair Nishiki made a motion to put the area into a PKOS designation. Dawn Hegger-Nordblom seconded the motion.**
  - Questions and Discussion from CPAC included where roads will be built; clarifying parcels under private ownership; and why this parcel wasn't included with the PKOS designated land located further south.
  - **MOTION PASSED UNANIMOUSLY**, with Dylan Payne recused from voting.

Before continuing with the final area, Dylan Payne asked if CPAC could discuss the Agriculture area south of the Department-recommended PKOS area, specifically why it was omitted from the Department recommendation. **He made a motion to include the area south of the discussed parcel in PKOS as well. Joseph Pluta seconded the motion. MOTION PASSED UNANIMOUSLY. (1:10:10 to 1:13:49)**

**Chair Nishiki made a motion to adopt the changes CPAC made as well as the Planning Department recommendations for the Ukumehame subarea. Angela Lucero seconded the motion.** However, Leilani Pulmano asked to first discuss the Ukumehame Planned Growth Area; **Chair Nishiki subsequently retracted her motion.**

## **Ukumehame Planned Growth Area (1:15:46 to 1:24:56)**

Discussion:

- **Leilani Pulmano made a motion to change the Ukumehame Planned Growth Area from Agriculture to Rural Residential; Aina Kohler seconded the motion.**
  - At the request of CPAC, resource person George Fujita provided his perspective on the motion. He noted that there are a lot of significant structures in the area, and that we need to give the island and ocean a break from development and focus on bringing the beauty and life back to the land. Also providing input was Vicky Palafox, who stated that she supported less development and would rather see conservation, no residential.
  - Members Donald Gerbig, Joseph Pluta, Dylan Payne and Leilani Pulmano voted in favor of the motion, with Chair Nishiki and members Angela Lucero, Hans Michel, Jeri Dean, Ravi Bugga, Karen Comcowich, Yvette Celiz, Aina Kohler and Dawn Hegger-Nordblom opposed. **4-9, MOTION FAILED.**

**Chair Nishiki again made a motion to adopt the changes CPAC made as well as the Planning Department recommendations for the Ukumehame subarea**, but Aina Kohler expressed her desire to reopen discussion regarding the Makila area, which had been discussed and voted on the previous week during a meeting she had been absent from. **She made a motion to change Makila to Rural Residential**; Chair Nishiki noted that the motion had already been made and voted on the previous week. Dylan Payne asked for clarification on how to proceed with failed motions that members want to revisit, specifically whether members are allowed to revisit failed motions, and if the same motion can be made twice or must be changed in some way. Jennifer Maydan clarified that there is nothing in the CPAC's Rules that preclude a member from making motions that have already been made. Chair Nishiki then suggested having a dinner break before jumping into any deeper discussions. **(1:24:57 to 1:29:50)**

## **RECESS/DINNER BREAK**

**Review: Draft West Maui Community Plan, Growth Framework Section – Ukumehame Subarea (Cont.) (1:29:50 to END)**

## Makila Planned Growth Area (1:29:51 to END)

Discussion:

- **Angela Lucero made a motion to keep Makila in Agriculture per the Department Recommended Community Plan Map. Karen Comcowich seconded the motion.**
  - Chair Nishiki clarified that a motion was made at last week's meeting to put Makila into Rural Residential designation, which failed, and noted that the motion Angela is making now is something the community and a majority of CPAC widely support. Aina Kohler noted that she received a lot of clarification during the break and changed her mind about wanting to reopen discussion on Makila. Hans Michel requested information about affordable housing in Makila from resource person and Councilmember Tamara Paltin, but as she was walking to the mic, **Karen and Angela decided to withdraw their second and motion, respectively, to end further discussion.**
- **Chair Nishiki then made the same motion to keep Makila in Agriculture; Angela Lucero seconded the motion.**
  - Chair Nishiki reiterated Hans' question to Councilmember Tamara Paltin (Will there be more affordable housing in an Agriculture or Rural Residential designation?); Councilmember Paltin responded that a Rural Residential designation requires 25% affordable housing, while an Ag designation requires 50% +1 affordable housing through the expedited 201H process.
  - At the request of CPAC, resource person Donna Brown provided input on the motion, specifically regarding the ocean and reefs. She recommended keeping the entire area open/undeveloped and healthy, as reefs are dying in every developed area. She also noted the significance of the tourist industry and how overdevelopment drives tourists away.
  - Leilani Pulmano provided some additional thoughts on Hans Michel's question about affordable housing.
  - Chair Nishiki and members Donald Gerbig, Angela Lucero, Hans Michel, Jeri Dean, Ravi Bugga, Karen Comcowich, Yvette Celiz, Leilani Pulmano, Aina Kohler and Dawn Hegger-Nordblom voted in favor of the motion, with Joseph Pluta opposed; Dylan Payne was recused from voting. **11-1, MOTION PASSED.**

**NEXT MEETING IS ON FEBRUARY 27, 2020. MEETING ADJOURNED AT 7:34PM.**

