

Meeting Minutes

Tuesday, May 19, 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, Aina Kohler

Absent: Vice-Chair Jeri Dean

County of Maui – Planning Department

Pam Eaton, Long Range Planning Division

Jennifer Maydan, Long Range Planning Division

Kate Blystone, Long Range Planning Division

Tiffany Bostwick, Long Range Planning Division

Annalise Kehler, Long Range Planning Division

Mike Napier, Long Range Planning Division

Call to order at 10:01 a.m.

Before beginning public testimony, Jennifer Maydan noted that Yvette Celiz and Aina Kohler will be joining later and gave a few announcements.

Public Testimony (2:27 to 22:53 in Meeting Video)

Jennifer Maydan provided instructions and tips to testifiers.

Jen Mather thanked CPAC and noted that for the most part the community was heard. She encouraged members to stay engaged as the plan moves forward.

Peter Martin voiced his concerns about denying housing for people who want to live in Olowalu.

Albert Perez voiced support for keeping Plantation Estates, Olowalu and Makila in the Agriculture designation, and spoke about the “new normal” for tourism. He thanked CPAC for trying to restrict future visitor accommodations and adding more teeth to the plan.

Tina Wildberger voiced support for Olowalu being left in the Agriculture designation. She noted the importance of promoting and protecting reefs, and being aware that what happens on land affects the ocean.

Lawrence Carnicelli thanked CPAC and noted that while he doesn't agree with all their decisions, community debate is good. He encouraged members to stay engaged moving forward and to continue to support the West Maui community.

Review: Updated Draft West Maui Community Plan (May 2020) (22:53 to 1:17:09)

Jennifer Maydan provided an overview of the strategy for the meeting. She noted that each member will have an opportunity to propose their amendments, with a max of three amendments, before members vote to transmit the plan with amendments to the Planning Commission.

Section 1 (28:44 to 35:15)

Karen Comcowich proposed the following amendment: **On page 28, after “In addition to visitor rental cars, add “and limited access to safe multimodal transportation.”** Chair Nishiki suggested doing amendments by consensus unless members have objections, in which CPAC could then take a vote on the matter; members had no objections to this process. **Amendment was then approved by consensus.**

Chair Nishiki proposed the following amendment: **On page 31, for the vision statement, delete “Visitors are welcomed with aloha” and replace with “Quality of life for residents is a priority,” leaving the rest of the sentence as is. Amendment was approved by consensus.**

Section 2 (35:17 to 1:16:31)

Leilani Pulmano proposed the following amendment: **On page 38, for Policy 2.1.7, replace “Require” with “Encourage.”** After lengthy discussion on the best alternative language to use, **Jennifer Maydan proposed the following: “Require all projects to incorporate defensible space around their perimeter and ongoing maintenance of their defensible space.” Leilani agreed to the amendment, and it was approved by consensus. (35:41 to 53:41)**

Leilani proposed another amendment: **On page 43, add a new policy “Support the extension of Mill Street as an alternative parallel road to Honoapiilani Highway and Lahaina Bypass to help disperse traffic as Lahaina Town develops.”** After some discussion, **amendment was approved by consensus. (53:41 to 1:03:20)**

Chair Nishiki proposed the following amendment: **On page 46, replace the language of Policy 2.3.3 with “Protect ocean and stream water quality by requiring that wetlands be preserved with vegetated buffer areas that are adequate to protect them from pollutants.”** Amendment was approved by consensus.

Angela Lucero proposed the following amendment: **On page 57, add a new policy “Encourage the growth of education and knowledge creation (such as lo’i restoration, water quality testing, marine biology, and authentic voluntourism) as an industry in coordination with known and well-respected cultural practitioners.”** After some discussion regarding the language, **Chair Nishiki suggested taking out “known and well-respected.” Angela agreed to the amendment, and it was approved by consensus. (1:04:50 to 1:16:31)**

5-MINUTE RECESS

Review: Updated Draft West Maui Community Plan (May 2020) (Cont.) (1:26:48 to END)

Section 3 (1:26:54 to 1:44:35)

Chair Nishiki proposed the following amendment: **On page 98, under Challenges and Opportunities, rewrite the paragraph starting from the second sentence to read “...Not all of the lands will be acquired and managed by the County, however, any addition of new land to the County’s park system requires additional funds to maintain the lands. Parks are a vital part of the County’s infrastructure and shall be funded at levels that are consistent with demands for maintenance, staffing, operations, planning, and development. See action 5.01 regarding acquisition and funding.” Amendment was approved by consensus.**

Karen Comcowich proposed the following amendment: **On page 107, add to the end of the second paragraph “During the community engagement portion of the process the broader community did not support more mauka development of Pu’ukoli’i, however, the CPAC felt it should be included on the plan to accurately reflect potential to build as Pu’ukoli’i has entitlements.”** After a lengthy discussion and objections from some members, **Karen made a motion to accept the amendment; Angela Lucero seconded the motion.** Staff took a roll call vote: Chair Nishiki and members Angela Lucero, Karen Comcowich and Yvette Celiz voted in favor of the motion, with members Leilani Pulmano, Joseph Pluta, Dylan Payne, Hans Michel, Aina Kohler, Dawn Hegger-Nordblom, Donald Gerbig, and Ravi Bugga opposed. **4-8, MOTION FAILED. (1:29:43 to 1:40:17)**

Before moving on to the next section, Dylan Payne asked if it was possible to have discussion about sections in the plan that were not previously discussed or voted on. Jennifer Maydan clarified that while the Areas of Change and Stability sections had not been seen or discussed by CPAC prior to this meeting, those sections were created based on CPAC discussion at previous meetings. She and Chair Nishiki noted that the intent of this meeting is to propose amendments and to vote on transmitting the plan (with amendments) to the Maui Planning Commission.

Section 4 (1:44:35 to 1:56:38)

Chair Nishiki proposed the following amendment: **On page 150, change Action 4.02 to “Support best practices for tourism management in West Maui as appropriate to protect the residents’ quality of life and the area’s environment, culture, and character.” Amendment was approved by consensus.**

Angela Lucero proposed the following amendment: **On page 150, change Action 4.05 to “Through programming, marketing, and investment, assist the community to develop a food hub to help farmers and makers of value-added products with production and distribution in order to increase the number of locally made products bought and sold in the community.” Amendment was approved by consensus.**

Leilani Pulmano proposed the following amendment: **On page 152, remove from Action 5.07 “by the community plan.” Amendment approved by consensus.**

CPAC Recommendations: Final Motion for Approval (1:56:38 to 2:10:28)

Jennifer Maydan gave closing comments, thanking CPAC for reviewing the plan and preparing for the meeting. **Ravi Bugga then made a motion to transmit the plan to the Maui Planning Commission with the amendments provided today; Dawn Hegger-Nordblom seconded the motion.** Staff took a roll call vote: Chair Nishiki and members Hans Michel, Angela Lucero, Aina Kohler, Karen Comcowich, Yvette Celiz and Ravi Bugga voted in favor of the motion, with members Leilani Pulmano, Joseph Pluta, Dylan Payne, Dawn Hegger-Nordblom, and Donald Gerbig voting in favor but with reservations. **MOTION PASSED UNANIMOUSLY.**

Before adjourning the meeting, members provided parting comments, including thanks and appreciation to fellow members and Planning Department staff, and encouragement to stay involved; reservations about certain parts of the plan; and overall thoughts about the CPAC process. **(2:10:28 to 2:27:50)**

Next Steps in the West Maui Community Plan Update Process (2:27:50 to END)

Staff commented on the next steps of the Community Plan Update process, and thanked everyone once again.

MEETING ADJOURNED at 12:36 P.M.

