

MAUI PLANNING COMMISSION

COUNTY OF MAUI

APRIL 21, 2009

REGULAR MEETING

Held at the Department of Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku Maui, Hawaii, commencing at 9:00 a.m. on April 21, 2009.

REPORTED BY: JEANNETTE W. IWADO, RPR/CSR #135

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1 ATTENDANCE
2 MAUI PLANNING COMMISSION
3 REGULAR MEETING
4 APRIL 21, 2009

6 CHAIRMAN: WAYNE HEDANI
7 COMMISSION MEMBERS: KENT HIRANAGA
8 JONATHAN STARR
9 WARREN S. SHIBUYA
10 WARD MARDFIN
11 DONNA DOMINGO
12 JOHN GUARD IV
13 EXCUSED: BRUCE U'U
14 LORI SABLAS

16 PLANNING DEPARTMENT: JOHN SUMMERS
17 MEL MELEKA
18 DAVID MICHAELSON
19 SIMONE BOSCO
20 JULIA STALEY

22 DEPUTY CORPORATION COUNSEL: JAMES GIROUX
23 SECRETARY: CAROLYN TAKAYAMA-CORDAN
24 JOY PAREDES
25

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1 MAUI PLANNING COMMISSION
2 REGULAR MEETING
3 APRIL 21, 2009
4 TRANSCRIPT OF PROCEEDINGS

6 CHAIRMAN HEDANI: The Planning Commission meeting
7 of Tuesday, April 21st will come to order. I'd like to
8 welcome everybody to the meeting. This is the first meeting
9 that we're going to have on the Maui Island Plan. I won't
10 introduce you to each other, because you all know who you
11 are. And if you don't have name plates, introduce
12 yourselves to the people across the way.

13 At this time I would like to open up the meeting
14 for public testimony from members of the public that would
15 like to offer comments on the Maui Island Plan. Public
16 testimony will be limited to three minutes. We have one
17 individual that has signed up for public testimony, and we
18 will call on Jocelyn Perreira at this time.

19 MS. PERREIRA: Good morning members of the
20 Planning Commission. Mahalo for being here. My name is
21 Jocelyn Perreira, I'm the Executive Director/Tri-Isle Main
22 Street Program Coordinator for the Wailuku Main Street
23 Association, Inc./Tri-Isle Main Street Resource Center. We
24 are the advocates for the small towns in Maui County, the
25 eligible towns that have demonstrated historic fabric within

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1 their communities and are wishing to preserve and protect
2 and keep their towns economically viable.

3 We're here to thank you for taking this awesome
4 task on, first of all. For more than three years now we
5 have followed alongside the General Plan Advisory Committee
6 process, and have participated quite intently to the point
7 of even preparing a manual along with maps that was
8 generated by our communities in the desire to have them have
9 their voice be heard.

10 So we want to let you know that we will be
11 tracking the process and continuing to offer recommendations
12 from our team of professionals, along with a continued
13 advocacy for our grass roots community in our small towns
14 especially. And of course Maui in general, because Maui
15 belongs to all of us, it's our home, and we're seeking to
16 retain its unique and rural sense of place where there is
17 opportunities for all.

18 We are here today again to thank you for your
19 careful review, offer our resource assistance, and ongoing
20 community input. Areas just on a cursory review, we will be
21 giving you specifics as you go along, but it's areas that we
22 feel are important to focus on is prioritization and a fair
23 distribution of growth opportunities, the costs associated
24 with the implementation and enforcement, and of course maps
25 that reflect the desires of our small towns as expressed by

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1 the citizenry of these communities.

2 Thank you very much for this opportunity. Aloha
3 and mahalo again for your hard work.

4 CHAIRMAN HEDANI: Thank you very much, Jocelyn.
5 Are there any other members of the public that
6 would like to offer testimony at this time?
7 Seeing none, we will proceed with the orientation
8 workshop. I'm sorry, a member of the public that would like
9 to offer testimony? Please step to the microphone and
10 introduce yourself.

11 DR. TSUJI: Good morning.
12 CHAIRMAN HEDANI: Good morning.
13 DR. TSUJI: I'm Romeo Tsuji, DDS, retired, now a
14 caregiver, and I'm interested in long range planning. I
15 learned futuristic planning from Dr. Deter (phonetic) from
16 the University of Hawai'i, and was able to do the planning
17 for the J. Walter Cameron Center and to credit unions.

18 The quality of a long range planning, a futuristic
19 planning, depends a lot on imagination, dreams, and wishful
20 thinking to create a new Maui or a utopia. Or if you are
21 familiar with Shangrila of Lost Horizon, you know, the novel
22 written by Cronin. It's a dream, not a practical one, but
23 you dream a Maui that you would like to have 20 years from
24 now, 10, 20 years from now, and you dispose of practicality.
25 You don't ask can we do it, you create a new world and then

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1 you strive to get to it.
 2 Establishing a hypothetical utopia, determining
 3 its problems and needs, and formulating solutions for them,
 4 let your imagination run wild. Don't be practical. In
 5 short, formulate solutions and establish priorities, and
 6 then implement the solutions beginning with the easier and
 7 doable projects, because you want success. And one success
 8 breeds another success, and you keep on going. And you have
 9 strategic planning to do every five years in order to keep
 10 the momentum going. It's amazing how fast time flies.
 11 I'm a professional man, but I've had experience at
 12 leading. I was president of the licensing board of the
 13 dental examiners, I was a vice-president of the Board of
 14 Health of the Department of Health, and I was a state
 15 president for Hawai'i Dental Association, and chairman of
 16 different honorable societies, national or universal
 17 societies, like the Institutional College of Dentists.
 18 CHAIRMAN HEDANI: Mr. Tsuji, we have a three
 19 minute limit on testimony, so if you could conclude your
 20 comments.
 21 DR. TSUJI: All right. Establish your dreams and
 22 be highly imaginative, never be practical. Set the goals
 23 and work to make them real. If you fail, do not be
 24 discouraged, because to have tried and failed is superior to
 25 not having tried at all. This is what President Obama is

1 more of a proactive, comprehensive approach to planning,
 2 rather than the reactive individual proposal approach that
 3 we currently have. We think it will certainly provide more
 4 clarity and certainty for citizens, developers and the
 5 government to provide services in terms of location and the
 6 density and perhaps the design of development, and where it
 7 will be supportive.
 8 We've got a number of staff people here. Joy
 9 Paredes is the secretary. You will be dealing with her on
 10 the Maui Island Plan. You guys have got dual processes
 11 going on now, so you are going to be dealing with the long
 12 range Division on the Maui Island Plan. Mel Meleka is the
 13 planner you'll be dealing with a lot on this. Simone Bosco.
 14 Simone, if you could raise your hand. And John Summers is
 15 the division head. And then the project manager or leader
 16 for this whole Maui Island Plan is Dave Michaelson. And the
 17 staff really looks forward to working with you folks for the
 18 next six months.
 19 We do feel that it's kind of a narrowing of
 20 issues. The original draft plan had a lot of input,
 21 technical studies to it. It took a lot of time, years to
 22 prepare. GPAC then reviewed it in an 11 month period.
 23 We're hoping you guys can do it in five or six months. And
 24 then when it goes to Council, even less. Hopefully the
 25 issues will be narrowed as we keep going.

1 trying to do, I think, yeah, and I hope you succeed.
 2 The tragedy is this. Previous administrations
 3 have tried long range planning and never materialized
 4 anything, but I hope you will come out with something. The
 5 tragedy is that you may have your plans established but the
 6 new administration comes in and scratches it all out. It's
 7 not a permanent thing.
 8 So how do you solve this? Well, you need a
 9 permanent leader or CEO who will continue this project, and
 10 the new mayor can abide with the wishes of the long range
 11 planning committee. I think we need to restructure the
 12 county government.
 13 CHAIRMAN HEDANI: Thank you very much, Mr. Tsuji.
 14 MR. TSUJI: Thank you.
 15 CHAIRMAN HEDANI: Are there any other members of
 16 the public that would like to offer testimony at this time?
 17 Okay, seeing none, Director?
 18 DIRECTOR HUNT: Your next item involves the
 19 orientation workshop on the Maui Island Plan. This will be
 20 presented by the long range Division, and will include an
 21 introduction to the Maui Island Plan update, comprehensive
 22 planning, best practice, and sustainable design and growth
 23 management.
 24 I would like to give some opening remarks. We
 25 believe this is a new era in planning for Maui County. It's

1 And with that, I will turn it over to Dave
 2 Michaelson.
 3 MR. MICHAELSON: Thank you, Jeff. Mr. Chairman,
 4 members of the Commission, I'm Dave Michaelson. I've been
 5 involved from the very inception of this project in 2005. I
 6 took a hiatus, came back.
 7 We are going to cover an enormous amount of ground
 8 today. What I've done is I've prepared a presentation for
 9 you that starts with the background of the plan itself, how
 10 it was formulated, what the underpinnings of the plan are.
 11 Then I have five or six slides that talk about process, and
 12 it's really grounded in the lessons that we have learned
 13 from GPAC, of which there are many.
 14 Then we have -- and these are broken up so we can
 15 take a break. And we'll have plenty of time for questions,
 16 because I'm sure you'll have many. Then there's a
 17 presentation. And Warren has seen many of these slides --
 18 so please, Warren, I've changed some colors for you and I
 19 hope maybe that will keep it alive -- that talks about basic
 20 sustainable planning and growth management, what it means,
 21 how it's been applied, what works, what doesn't work.
 22 And then at that point I'm hoping it will be
 23 around lunch. Then we are going to try to get through the
 24 core values, and you have a copy of the core values there in
 25 the very front of the policy portion of your binder. And

1 then we will close with a presentation on the socio-economic
2 forecast and the population section, and that will launch us
3 off into our meeting on the 5th.

4 Also in the meeting on the 5th we will have a
5 presentation on heritage resources, which I personally feel
6 is probably one of the most critical and important portions
7 of this plan, and that will occur at the very beginning on
8 the 5th. So does that give you a sense of where we're going
9 to try to go?

10 So with that, first of all, let's talk a little
11 bit about what planning is, all right, particularly in the
12 context of Maui. In my mind, and I think Jeff got to this
13 point, this is the most important decision Maui County will
14 make over the next 20 years. I believe that. The plan is
15 suggesting profound policy changes. It's suggesting
16 essentially rewiring how Maui County looks at land use, and
17 I don't say that lightly. That's really where this plan is
18 going.

19 First of all, things are changing. I've been
20 coming to Maui since 1984, and all of you folks, we've
21 changed demographically, we've changed culturally, we've
22 changed physically, and all of those sorts of changes are
23 manifested in this planning process, and it manifests itself
24 in a lot of ways. It's not just land use, all right, it's
25 not just on the ground.

1 that's where you are now, and it encompasses all of that.
2 So if you have any one favorite piece of planning, you will
3 not be disappointed.

4 The best plans, I've done these plans for 25 years
5 all over the country, and the best ones are strategic, all
6 right, they identify problems, they propose solutions,
7 they're proactive. In other words, they are a lot of the
8 technical portions -- and I will talk a little bit about the
9 findings in the technical reports. But they identify
10 problems, and you try to get ahold of them before they get
11 out of control. And I think infrastructure is a great
12 example on Maui of where that has not really taken hold.

13 Inter-generational in scope. What I mean by
14 inter-generational is that it's not just about our lifetime,
15 it's not just about what we are going to see through our
16 windshield, it's what our kids are going to see, our
17 grandkids are going to see, and that is an awesome
18 responsibility.

19 And finally, it's multi-dimensional. And I'll
20 talk a little bit about what I mean. This is what I mean by
21 multi-dimensional. Whatever you do in one aspect of
22 planning generally affects another. You make land use
23 decisions about how much commercial space should be put on
24 the island, where resort development should occur. You make
25 economic decisions about job creation, and you make social

1 There's an economic development section that can
2 dramatically change how jobs are created, what kinds of jobs
3 are created, how people can sustain themselves on this
4 island. So it's not just about land use.

5 So the question is not if you are going to change,
6 it's how you are going to react to it, and that's really the
7 basis of the plan itself. And that is, in fact, what
8 planning is about. You're either in front of the eight ball
9 or you're behind it. I would suggest that Maui County,
10 particularly in the seventies and eighties, was behind the
11 eight ball, and hopefully we are going to change how we play
12 pool.

13 There's a lot of different kinds of planning, and
14 you folks are involved in several kinds, but this is sort of
15 a unique way of looking at how you function as a Planning
16 Commission in terms of your time framework. There's current
17 planning, and that's what you guys deal with almost every
18 day. A developer comes in, he proposes a project, the
19 Planning Department makes a staff report, you make a
20 decision, and that decision is sent up to Council.

21 There's also site design planning. I spent a good
22 chunk of my career doing site design, doing physical
23 planning. There's facility planning, where things should
24 go, what roads should be widened, where schools should
25 belong. This is different, this is comprehensive planning,

1 decisions about, frankly, who is going to be able to stay on
2 this island. I am going to talk a little bit about that. I
3 don't want to scare you, but it's true.

4 So this is a 20 year planning horizon, all right.
5 The forecast window is 2030. So when you go through these
6 policies you will notice that they tend to be very focused
7 on the future. The gentleman who just made public
8 testimony, I was very touched by that because he hit it
9 right on the head when he said to plan big, plan bold, be
10 creative, get out of the box. And we will talk about that.

11 And finally, there's maps and there's texts, and
12 they've got to talk to each other, they've got to work. You
13 can't develop a land use policy divorced of how you are
14 going to make decisions, and we will talk a little bit about
15 that as well.

16 The general plan is essentially the umbrella for
17 how we make decisions in this room and Council chambers as
18 it relates to land use. And the idea is it's a hierarchy.
19 We develop policies and then the key is -- and the gentleman
20 also hit on this -- you have got to adopt policies that make
21 it happen. If you don't, we're wasting our time. And staff
22 will keep hammering on that.

23 You have seen the Countywide Policy Plan. It went
24 through your approval process. It's very different because
25 it was just policy. There's no maps attached to that

1 Countywide Policy Plan. This plan is very different in that
2 it has maps and it also has an implementation chapter which
3 talks about who, what, when, where, and how these things are
4 going to happen.

5 Once we get the island plan generally -- actually,
6 to be honest, while the island plan is going through the
7 approval process, we're getting ready to go to Moloka'i and
8 Lana'i, all right, to kick off those plans. It looks like
9 an island plan, but those are really their community plans.
10 And then of course we will have the community plans
11 following for Maui after the adoption of the plan.

12 Here are a couple of assumptions, and this one is
13 really important. It's not if we are going to grow, it's
14 how. Every community I've ever worked in that didn't want
15 to grow was very disappointed where they ended up, because
16 they weren't ready for it, all right. Now, we can talk
17 about how fast, we can talk about those sorts of issues of
18 growth rate and things like that, but that's the bottom
19 line, you are going to grow. Think about it.

20 This is Margaret Meade, she's a hero of mine. She
21 was a sociologist. Her perspective was that you can in fact
22 control your future. If you don't think you can, we're
23 wasting our time. In small groups is where it happens.
24 Jocelyn's work with small communities, I think Margaret
25 Meade is probably looking down on that work and saying she

1 and here is what I mean by that. I don't know if Kent Smith
2 is in the room. This certainly is not a personal poke at
3 Mr. Smith, I'm sure he's a very nice man, but this sign
4 really knocked me over when I saw it, "Malibu on Maui." And
5 we can talk about what that means.

6 But I want to talk about a process that Jeff and I
7 participated in. We went into Baldwin High School and we
8 were in five classes. Most of them were seniors, I believe.
9 We wanted to expose them to planning and talk about the
10 future of Maui.

11 So when I walked into each of these classes, and
12 there were five of them, I asked them three questions. The
13 first question I asked them was, "How many of you were born
14 on Maui?" And about 85 percent anecdotally said, "Yes, I
15 was born on Maui." The next question I asked them was, "Do
16 you want to live on Maui the rest of your life?" And about
17 the same amount of hands went up, about 85 percent. Then I
18 asked them, "Do you think you will live on Maui in ten
19 years?" And about three hands popped up in a room of 40
20 kids. That was a bell ringer for me as a planner.

21 So it's like starting to peel the onion back,
22 asking them why. Well, we'll talk about that. But what
23 they said for the most part was, "What am I going to do?
24 Are you telling me I'm going to go to the mainland, I'm
25 going to come back here, and I'll have to fight my way in

1 was right, small groups. I see this as a small group. I
2 see the community exchange processes we've done also are
3 following that.

4 So let's, first of all, get our hands around some
5 definitions, because everyone has a little different
6 perspective. And these are three terms we're going to talk
7 about a lot, and we all better be on the same page about
8 what they mean. The first is growth management. You can in
9 fact control the timing, the location, the amount, and the
10 density of new development. You do that every day, right,
11 when you make decisions on projects.

12 Sustainability is kind of -- sustainability and
13 smart growth, those two terms kind of bug me because
14 everyone uses them in a different way. When I look at
15 sustainability I look at it from the perspective of if
16 you're making decisions, that process, if it's carried over
17 and over without negatively impacting the next generation.
18 That's how I look at sustainability.

19 And finally, there is a design component to this.
20 As you go through these policies you will see one thing very
21 different from what Maui has done in the past, and it's
22 talking about urban form and rural form. What physically
23 will the island look like. And that will be refined
24 obviously as we go through the community plan process.

25 We have got to understand our compass, all right,

1 the tourism economy to try to live here." But there were
2 also some social and cultural issues that they brought up,
3 and I'll talk a little bit about that. But that's what I
4 mean by compass.

5 Who are we planning for? I would argue we've done
6 a really great job at planning for the offshore market. I
7 don't think anyone will contend that we've constrained the
8 ability of the offshore market to own property on Maui. The
9 question becomes, should that be the sole purpose of our
10 planning? Are those the people we're worried about more?
11 And we can talk about that, because that's a very important
12 philosophical perspective.

13 Again, the gentleman before me -- I'd love to have
14 him work in my office -- he talked a little bit about
15 getting out of the box, and here is where I'm going with
16 this. Actually, the last quote is great, "If they give you
17 ruled paper, write the other way." Anyone who has seen my
18 notes in a staff meeting you will understand what I mean by
19 that. Do not be a slave to your model.

20 In other words, if you are not happy with where
21 Maui has gone over the last 30 years, well then change it.
22 Do not perpetuate what you don't want. And I used this
23 slide when I did the community charrettes. I spent a lot of
24 time on it. And it was amazing to watch people sort of
25 transform from, "Well, there's nothing we can really do," to

1 "Wow, let's draw on paper. Let's talk about the future in a
 2 way that we haven't in the past."
 3 We've done this from the get-go, getting out of
 4 the box, and there's a risk in that, right. I mean
 5 sometimes you jump way out of the box, and in some cases we
 6 will make some observations about some of the policies we
 7 have.
 8 We also have a great model right here on the
 9 island, and there's been a lot of lip service to the
 10 ahupua'a. Everyone throws it around a lot, and I wonder
 11 sometimes if they really understand what it means. And I'm
 12 a haole, right. This was a great education for me. I wish
 13 they would have taught me this in graduate school.
 14 But the perspective is that we will never turn
 15 Maui back to an agrarian society, but the basic
 16 philosophical underpinnings of that, which are environmental
 17 sustainability, inter-generational equity, those things can
 18 in fact inspire a plan, and we will keep coming back to
 19 that.
 20 One underlying concept is environmental in the
 21 plan. We live in probably one of the most incredibly
 22 beautiful and sensitive places on the planet. I don't care
 23 what aspect you want to talk about, if it's biological, if
 24 it's visual, but it is an underpinning of the plan.
 25 There's a fellow named Ian McHarg, and I was

1 And it can go both ways, that's what's so cool
 2 about this. It cannot only show you areas that shouldn't be
 3 developed, it can show you areas that do make sense for
 4 development. And what's really kind of remarkable is when
 5 you look at our urban growth boundaries, both GPAC's and the
 6 Director's recommendation, they're not that far off from
 7 there. So there's the underpinning of the plan.
 8 The other underpinning of the plan is this idea of
 9 places, all right. One thing that we did when we went out
 10 to the public when we did the charrettes and we had these
 11 huge maps of Maui and all the environmental constraints, we
 12 asked people, "What are the special places for you?" And it
 13 was really interesting, it wasn't what you would expect. It
 14 wasn't just Iao Valley or a coastline or a beach, it was
 15 like places. It was parks, it was like -- Rice Park was a
 16 big winner when we were Upcountry. Everyone goes there,
 17 right, for the sunset.
 18 So Christopher Alexander, he's still I believe at
 19 Berkeley, he founded what was called the Center For
 20 Environmental Structure, and his idea was the idea of
 21 boundaries, of edges, of knowing where one place stops or
 22 starts.
 23 Has anyone driven the Pacific Coast Highway in
 24 Souther California? If you drive from Seal Beach to Newport
 25 Beach you would have no idea that you're in another city

1 fortunate enough to study under Ian in graduate school about
 2 ten years before his death. He was essentially the father
 3 of regional planning as we know it. He wrote a great book,
 4 it's called Design With Nature. I believe Ward has it; we
 5 talked about this. If you are going to read one book about
 6 planning, that's the book, all right.
 7 What he did is, obviously with the quote on the
 8 bottom he was not a very big fan of the human species, but
 9 with that said, his work has made the world a better place,
 10 and he came up with this concept called Overlay Analysis.
 11 This is before GIS. So here is Ian like scooting around
 12 mylars on top of each other. And when I got exposed to him
 13 I was taking his work and turning it into a GIS system.
 14 So just to give you a sense of what this means,
 15 this is Maui. This is just the conservation districts that
 16 are on the island. And then you can throw on important ag
 17 lands. This is A List designations, prime and unique. And
 18 you start seeing patterns develop, all right.
 19 And then you have got critical habitat, which is
 20 both animal species and plant species. And then finally
 21 slope constraints. And what happens is it becomes apparent
 22 that some places make sense for development and some don't,
 23 all right. And that should not be driven by planners, it
 24 should be driven by the public process, what's important to
 25 the residents of Maui.

1 except for those tacky green signs that say, "Welcome to
 2 Newport Beach," "Welcome to Seal Beach," "Welcome to
 3 Huntington Beach."
 4 Christopher Alexander gives us some very valuable
 5 lessons about that, and that is one thing that's driving the
 6 directed growth strategy. We have some incredibly special
 7 places on this island. I live Upcountry, so Makawao, Pai'a,
 8 Kula, those places, I mean they're so different and we all
 9 cherish them for a different reason, but the land use
 10 policies we make in the future could compromise that.
 11 He wrote a book called Pattern Language, and it's
 12 also a fabulous book. I would put it right up there with
 13 Design With Nature. And the idea is that we can learn
 14 things from the natural environment that apply to the built
 15 environment. And he was really interested in I mean ten
 16 minute walks. Actually, if you read his book he was talking
 17 about leaves and things. It's kind of crazy stuff, but it's
 18 very important. So the idea is that we can't separate the
 19 natural from the built. Those decisions you make for either
 20 one affect either one.
 21 So it comes down to a sense of place. These are
 22 just pictures of my favorite kind of haunts, but the idea is
 23 that Maui is not a commodity. I believe we have treated it
 24 as such to a certain extent, but it's a community. And when
 25 you go through these processes you cannot divorce yourself

1 from what the people who live in those places want, all
 2 right, and that's one reason why we did the charrettes.
 3 Another reason why we're taking you guys on the
 4 road is so we can hear from people about what they think.
 5 That's what it's all about. In my mind at the end of the
 6 day as long as we don't lose focus of that, we're in pretty
 7 good shape. If we lose focus on that, we're in big trouble.
 8 So let's talk about growth. I am going throw some
 9 numbers out that are sort of -- they came out of the
 10 technical studies, but they're really important to keep in
 11 mind. How many of you lived here in say 1970? All right,
 12 there's a few hands. Boy oh boy, did you change in a hurry,
 13 all right. I've been in places that have grown quickly, but
 14 not a one that quickly. And we all saw the impacts of that,
 15 right. It was cultural, it was social, it was physical,
 16 infrastructure, roads.
 17 Let's talk a little bit about the projections.
 18 Again, you are going to grow, all right. There's absolutely
 19 no question you are going to grow. And there's two
 20 components to that growth, there's the tourism, non resident
 21 growth, and there's the resident growth. And there's an
 22 inherent conflict at times, some of it I think ill
 23 perceived. But we've got to balance that, and we have got
 24 to decide what decisions we make and how they affect each of
 25 those components of the population. These numbers are all

1 essentially reflects if you took that \$70,000, times it by
 2 three, which is kind of how mortgage companies start
 3 qualifying you for a loan, what those folks could afford.
 4 Needless to say, from about 2000 on it was off the
 5 chart, absolutely off the chart, all right, and that has a
 6 lot to do with workforce housing being a discussion point.
 7 But that's something the plan recognizes and there's a lot
 8 of -- when you go through the housing element in particular
 9 you will see that.
 10 The offshore market, this is also a tough number
 11 to get to. We took a snapshot of it. The methodology is
 12 described in detail in the S&S report, but the idea is that
 13 we knew the offshore market was significant, we had no idea
 14 how significant. What this chart describes is by CP area,
 15 based on a very simple snapshot -- and we need to refine
 16 this methodology -- we should have a way of really nailing
 17 this. But the blue represents the offshore market, the
 18 purple represents resident.
 19 In Hana, for example, about 50 percent of those
 20 homes out there based on this sales analysis was for the
 21 offshore market. Now, I'm not saying that's good or bad,
 22 I'm just saying it has impacts. You have got to get your
 23 hands around it.
 24 We also live in a place that is -- the environment
 25 here is unmatched in terms of its physical beauty and its

1 in your tech report.
 2 This is a great graphic, and I never really
 3 thought of it this way before we messed with these numbers.
 4 In 1970 when you were driving down Haleakala Highway or
 5 driving out to Hana, one in 20 cars, we can use that
 6 analogy, was a tourist. Now it's one in three, all right.
 7 And obviously that number has compressed itself over the
 8 last nine months or year, but it's still a big number. Not
 9 nearly as big as it was awhile ago.
 10 Okay, so with that tourism component there's some
 11 interesting numbers that you can sort of -- what I did with
 12 this chart is I wanted to know what the 10 largest jobs in
 13 terms of number of people are. And these numbers are
 14 somewhat hard to get to because record keeping is different,
 15 right. Some get paid under the table and don't pop up in
 16 the occupational employee statistics from the Bureau of
 17 Labor statistics.
 18 The top three jobs that composes almost 10,000 are
 19 making \$23,000, \$22,000, \$25,000 a year. So now let's take
 20 that and let's plug that in. Let's assume that every family
 21 has two people making the median and the average income,
 22 which is about \$35,000 now on Maui. So you have got a
 23 household income of \$70,000.
 24 So what I did is what's in blue is what a
 25 single-family house costs, in purple is a condo, and the red

1 sensitivity to human influence, all right. You are going to
 2 hear a lot of testimony I suspect about reefs. We had
 3 people with three letters after their name, one after the
 4 other, telling us about the situation of our reefs. Now,
 5 the question doesn't become is there a problem, the question
 6 becomes what's causing the problem and how do our decisions
 7 impact that. And we will have a lot of discussion about
 8 that. But we just have, we have species that are found know
 9 where else in the world, and they're in trouble.
 10 There was an article I believe several days ago, I
 11 think it might have been NPR, about bird species, endangered
 12 bird species, and what was happening to them on the islands.
 13 Not just Maui, but all the Hawaiian island chain. So that
 14 is an underpinning of planning. You will see a lot of
 15 references as we go through it.
 16 So how did we get here? First of all, as Jeff
 17 noted, there was an incredible amount of technical work that
 18 went in to developing a series of technical papers. You
 19 have them on your CD. They're on the website. They are, in
 20 my experience, several of them are unmatched in terms of
 21 their detail, their analytical scope.
 22 And what's really interesting about it, a lot of
 23 communities don't do this. They'll do a paper on housing,
 24 it's like a needs assessment, and they will say, "Here is
 25 the problem with housing and how many people can afford it,"

1 but very rarely do they take the next leap to not only
2 describe the problems but propose solutions. That is a very
3 different angle for the Maui Island Plan. And I think
4 ultimately it will make this plan a really good one, if we
5 hang our hats on that level of technical analysis instead of
6 sort of our knee jerk political reaction or perspective.

7 We had a big public participation. Anyone
8 involved in Focus Maui Nui's Walk Story/Talk Story. It was
9 sort of our first outreach, and I think it was ultimately
10 successful. It was a very creative process. What came out
11 of that has flowed through the entire plan since that day.

12 We also took it upon ourselves to go out and do
13 several design charrettes. We did them all over the island.
14 We generated I believe 72 36x72 Turkish rug maps with
15 members of the community, brought those maps forward,
16 summarized them for GPAC. That was also a foundation for
17 the directed growth strategy. And we have all those maps,
18 they're still in my cubicle.

19 From the Countywide Plan that era is somewhat in
20 error, but we did some historic growth pattern analysis, and
21 I am going to walk you through those. They're really
22 telling. You can learn some very, very important things by
23 understanding where you have been, and I'll take you through
24 that.

25 There's a scenic resource study, agricultural

1 So we also have some issues here that nobody in
2 the world has to deal with, certainly nobody in the United
3 States, with the exception of the State of Hawaii, and they
4 deal with issues that I think we all know they're there but
5 we have sort of skirted them I think to a certain extent.

6 That includes kuleana parcels, crown lands, which
7 has gotten a lot of attention of late, ceded lands, water
8 rights, access and gathering rights. These, again, find
9 themselves in almost every element of this plan. In fact,
10 one of the core values hits at it directly, saying that the
11 county is going to try to help resolve some of these issues.

12 They are incredibly complicated, not just from a
13 legal standpoint but from a cultural standpoint, but we've
14 tried our best with GPAC to try to at least frame some
15 format for recognizing and resolving it. Obviously some of
16 these will be dealt with at much higher levels than just the
17 county.

18 There's a supply and demand element to the
19 directed growth strategy. And since we do have a
20 demographer in the room, I suspect we are going to get into
21 those numbers pretty heavily when we get to directed growth.
22 But essentially what it does -- and this number has been
23 reduced. This came from the original DBEDT forecast. I
24 guess every five years they release another projection, and
25 they've lowered these. I believe it's 12,147, I think.

1 resources. All of that flowed into developing alternative
2 growth scenarios, finally directing the directed growth
3 strategy. And you have the GPAC's recommendation as well as
4 the department's.

5 A Capital Improvement Plan. This is somewhat
6 groundbreaking, frankly, for Maui. You will be given
7 numbers of what it's going to cost to implement this plan.
8 Here is why that's important. In a lot of cases these comp
9 plans are just kind of this fluffy, kind of feel good, mom
10 and apple pie stuff, but they never sit back and say how are
11 we going to implement it, what is it going to cost, who is
12 going do it, and do we have the political courage to go
13 there. This plan does that, and in some places the numbers
14 quite frankly are astonishing.

15 Walk Story/Talk Story talked a little bit about
16 that. I think the most important thing about Walk
17 Story/Talk Story is the way it was formatted was not like a
18 typical Planning Commission meeting, where some people can
19 stand up here in front of a mic and feel completely
20 comfortable telling you what's on their mind. A lot of
21 people just can't do it, they don't want to do it. So Walk
22 Story was essentially taking planning and literally into
23 peoples' living rooms. And I believe you do have the two
24 documents that came out of Walk Story/Plan Story on that CD,
25 and if you don't it's also on the website.

1 It's on the spread sheets that are behind the directed
2 growth strategy.

3 There's been a lot of discussion about the
4 forecasts themselves. And let me just preface that by
5 saying that my experience with population projections, and I
6 have done my share of them, is that if half the people are
7 telling you they're too high and half are telling you
8 they're too low, you're pretty darn close, all right, and
9 that's essentially where we're at. For every one call that
10 says these projections are so out of the sky, I get another
11 one saying, "Good Lord, they're so low. What are you guys
12 doing?" So my response to that is okay, I think that we're
13 okay. What this tries to do is compare the growth rates
14 that you have experienced in the past, all right, and the
15 State of Hawaii, to what the projections are.

16 Is anyone familiar with the rule of 72? The rule
17 of 72 is really cool. I am not smart enough to know
18 mathematically why it works, I imagine Ward might be. But
19 essentially what it says is if you have \$10 and you want to
20 know how quickly that \$10 will double at a given rate, you
21 divide it by 72, 7.2 years.

22 So what this is saying is that when you guys were
23 growing between 1970 and 1980, you were growing about six
24 percent a year. That's a clip, let me tell you. That's
25 like putting the pedal to the metal. At that rate if you

1 sustained it you would double your population in about 18
2 years, I believe. The State of Hawaii in that same period
3 was growing about 2.4 percent a year, about half, less than
4 half of what Maui was growing. That doubling rate would be
5 about 30 years.

6 We're looking at an average annual growth rate of
7 about 1 and a half percent, which is not that extreme. The
8 mainland is growing about 2 and a half percent, with a
9 couple of bumps, but that's generally it. So you're growing
10 quite a bit slower than that, and at that rate the island
11 will double in about 48 years. So that just gives you a
12 sense of where you've been.

13 Also, again, we will talk about the
14 sustainability. Some people call it smart growth, some
15 people call it neo-traditional planning. I prefer the term
16 fiscally responsible and efficient growth. That's how I
17 prefer that. But the plan also talks a lot about mixed land
18 uses.

19 We have operated essentially with what's called
20 Euclidean zoning on Maui, where we've essentially separated
21 uses, single-family here, multi-family here, commercial
22 here, industrial there. It makes the decision making
23 process a little easier, because if someone is going to put
24 a base yard next to a base yard, the base yard next door is
25 probably not going to scream a whole lot. But when you

1 A range of transportation choices. I think we've
2 all, although gas is not 5 bucks a gallon like it was a year
3 or so ago, people are looking at alternatives to the car.
4 There's a lot of transit issues that are addressed in the
5 infrastructure section. There's also -- Warren was very
6 involved in a process of an IRC that essentially developed a
7 very visionary transportation alternative, essentially
8 elevated rail, and those alignments are there.

9 There's also a very strong regional component to
10 this, and part of it is the nature of an island plan. An
11 island plan is regional in nature. So you have to rewire
12 your brain in a certain sense to understand all those
13 regional impacts, because it's not just like a community
14 plan or a neighborhood plan or a site plan. It's a big
15 island, and a lot of things are going on.

16 There's discussion about a regional open space
17 framework. What it's suggesting is what's called a green
18 infrastructure map, which we have developed internally. We
19 didn't have it quite cooked when we had GPAC, but we will be
20 bringing that forward to you.

21 What it suggests is that if you look at the island
22 from a McCardian perspective, natural connections become
23 apparent between communities, and those are open space in
24 nature and they're consistent with the directed growth
25 strategy. And finally, I know you're tired of hearing sense

1 start talking about residential uses and commercial and
2 industrial it gets fairly complicated, and part of it is a
3 design notion.

4 These things can occur with each other in a way
5 that works, and there's examples all over the country, and
6 it has a lot to do with traffic reduction, all kinds of
7 things like that. Do I have to drive to Kula to get my
8 milk, those sorts of issues.

9 When you get into the housing section you will see
10 a lot about housing choices that took -- to essentially
11 create a scenario where the sort of wide socio-economic
12 group that we call our island can each and every one of them
13 have opportunities to live here, and that suggests mixed
14 use, and it suggests higher densities, and we will talk
15 about that. Again, this sense of place is crucial. We
16 cannot get away from that. Again, the environmental issues
17 are percolating all the way through the plan.

18 There's also the one thing that's very different,
19 we have never done it before, is a directed growth strategy,
20 putting lines on maps. First of all, it's fraught with
21 controversy only because where is that line and why, right,
22 and you will hear that. We heard it all through the GPAC
23 process, we heard it through the charrettes, and I think
24 we've done the best job we can in terms of articulating why
25 those lines are where they are.

1 of place, so I won't go there.

2 We did a really interesting exercise, and I've
3 always wanted to do this but I never pulled it off until I
4 came to Maui. What we did is we looked at -- do you know
5 Stan Solomilo from our office? He's the cultural resource
6 planner, brilliant guy. He can do research like nobody I've
7 ever seen. He went and grabbed old quad maps. And if you
8 remember old quad maps, like 1930, they used to show sort of
9 the developed areas, and they had little boxes where houses
10 were and things like that. So Stan brought those back and
11 we started putting them in a GIS and seeing what was going
12 on. So I am going to take you through some sequences.

13 This is Wailuku/Kahului in 1933. What you're
14 looking at is, see these pads here, the big pink ones?
15 Those were the areas that were urbanized in that year in
16 that snapshot, and these pink ones are what's on the ground
17 now. What we did was we built this out. Just go ahead and
18 pick a spot. Pa'ia is actually really interesting, because
19 you can see sort of the disintegration of the plantation era
20 into sort of an urban land use.

21 Here is '33, '55, '78, 2004. Pretty dramatic.
22 Here is Lahaina. Lahaina is the same sort of pattern,
23 whereas the agrarian sort of economic model began to break
24 down, it urbanized. Here is '55, '78, 2004. Pretty
25 dramatic, right?

1 And finally, Kihei is probably -- this is the one
 2 that will get your attention. Here is '55, '78, 2004, so
 3 it's sort of a later growth spurt. This is just -- I love
 4 old photographs, right, so here is the Kahului Harbor in
 5 1930 and 1950. Dream City, all of that.
 6 So I want to talk just very briefly about how the
 7 document you have is structured, because it does represent
 8 somewhat of a more progressive perspective on plan
 9 development in that a lot of plans come up with a goal and
 10 objective, a policy, and stop, all right. The brakes go on
 11 and everybody goes home. They think it's a great plan. It
 12 sits on a shelf for about ten years until somebody says,
 13 "Why don't you update it?"
 14 We've taken it through the whole spectrum, and in
 15 some cases that adds a lot of responsibility to what we do
 16 and what you do, because we're talking about change. So the
 17 first thing is a goal, and a goal -- there's nothing wrong
 18 with a goal being unobtainable. In other words, there's
 19 nothing wrong with a goal that says, "We are going to
 20 provide housing for each and every resident on Maui." You
 21 might not get there, but any step you make to get there is
 22 positive, all right. Generally the end is not the means,
 23 all right, it's where you want to be.
 24 The next thing is an objective, and these are
 25 really, really important. And in fact, when we released the

1 business. Not only in current planning, but in subdivision
 2 and zoning and long range. They're all there.
 3 Finally, an action. And this is where this plan
 4 takes a step forward. Because not only does it say that
 5 policy is really cool, I like it, it's warm, it works,
 6 everybody gets their hands around it. The action says how
 7 the heck are you going to do it. Are you going to change
 8 your regulations, are you going to change how the process
 9 works, are you going to change how capital improvements are
 10 funded, are you going to change the priorities related to
 11 that? It's all there, that's the action.
 12 And finally, there's sort of a program. In some
 13 cases some of these actions are pretty aggressive, and they
 14 talk about essentially realigning in some cases job
 15 responsibilities, in some cases staff priorities and
 16 funding. So that's where kind of the rubber meets the road,
 17 if I can use a very over-used analogy.
 18 So essentially the purpose of the plan. We've
 19 established existing conditions ad nauseam. If you go
 20 through those tech reports they'll tell you everything you
 21 want to know about virtually anything. Again, they're
 22 really well done. I have seen these for years and years,
 23 and these things are as good as they get.
 24 Secondly, the idea was to gain consensus, and this
 25 is really important. What consensus means is that not

1 April draft we didn't have objectives, we did not have
 2 objectives. They were in there in sort of a loose fashion.
 3 But the idea is if you are going to set a goal, let's say
 4 Dave sets a goal that, "I am going to put my daughter
 5 through college," all right. That's my goal. Well, the
 6 objective should be, "Well, how am I going to do that? What
 7 time frame do I need to start stashing all my money to get
 8 ready to send to a mainland college?" They're typically
 9 quantitative, if possible.
 10 In other words, if we are going to talk about
 11 preserving X habitat, or we are going to talk about
 12 maintaining X amount of percentage of prime ag land on the
 13 island, if you have a number attached to that you can chart
 14 your progression to accomplishing that goal. So where we
 15 could nail a number or a percent or a time period, it's in
 16 there, all right. And they're really important, because
 17 what they do is they keep you honest if you're getting where
 18 you say you are going to get.
 19 Finally, there's a policy. That's what you guys
 20 are used to with the Countywide Policy Plan. How many
 21 policies are in that? How many policies for that Countywide
 22 Policy Plan, 600? But they are essentially a rule for an
 23 action or a decision. It's what you are going to base
 24 either project approvals on, or in some cases it's a policy
 25 that suggests radical changes in how the county does

1 everybody is going to agree on everything. I mean if you
 2 went to a GPAC meeting you saw consensus in action, all
 3 right. In some cases people left GPAC meetings and didn't
 4 get their way, and in some cases they were bitterly mad
 5 about it. But at the end of the day what GPAC did -- and I
 6 will give them a lot of credit for this -- is there was a
 7 lot of give and take. So that's how your process is going
 8 to have to be structured, and that's how it will be in front
 9 of Council ultimately.
 10 We talked about managing change, and finally
 11 implementation tools. Again, that's the gear shift between
 12 your old plan and this plan.
 13 This is how the plan is structured. This is a
 14 traditional format for most comprehensive plans. The
 15 differences between the plans are really where they put
 16 their priorities in terms of these. These are not rank
 17 ordered, but there's a population and a development chapter.
 18 You have the population. We are going to talk about that, I
 19 believe, starting on the 5th.
 20 Heritage resources is probably the most intense
 21 element in terms of policy. Not only does it deal with
 22 cultural and archeological and historic issues, it deals
 23 with the environmental issues. If you have looked through
 24 that section, you know what I mean. It's very dense.
 25 There's an economic development and housing

1 section. The economic development section I believe
2 probably represents some of the more dramatic shifts in what
3 we want to promote, and how. And I won't get into the nuts
4 and bolts.

5 There's an infrastructure and public facilities
6 section. Mel Meleka actually was responsible for providing
7 staff support to that IRC. Mel is not only a planner, he's
8 a licensed engineer. A really handy guy to have around, let
9 me tell you, when you're dealing with infrastructure and
10 public facilities. We're very fortunate. I have never
11 actually had an engineer in the Planning Department. It's
12 awesome. Sometimes it's frightening, because he grounds us
13 in reality.

14 There's a land use element which is policy driven,
15 and then there's the directed growth element, which is lines
16 on maps. And finally there's the kicker, the one that
17 really matters, which is implementation and monitoring.

18 The way the elements are structured, and this is
19 how ultimately at the end of the day when we pass a document
20 up to Council you will have an overview of existing
21 conditions, which are represented in the technical reports.
22 The gear shift again, which is a good one, is not only
23 saying what's out there but what does it mean. The
24 population is growing x, what does that mean? Tourism is
25 this component of economic development. What does that

1 everybody's work.

2 Open space and agriculture. This is an
3 interesting sort of issue. I'll give you an example. What
4 would happen if suddenly cane wasn't profitable? Can you
5 imagine what that would do to Maui? And there's policies,
6 and I believe -- I don't know, Warren, if you were on that
7 committee, but we talked a lot about it. That's one side of
8 it.

9 The other side of it is we have some of the most
10 productive agricultural land on the planet, and we have to
11 be darn careful with it. We're obviously going to consume
12 some prime ag land as we develop, because the ag land
13 essentially has compressed itself up against these urban
14 areas. That's something we should think about in terms of
15 sustainability. I give the analogy all the time, I see
16 avocados from like Costa Rica at the grocery store, and it
17 bugs me.

18 Sensitive lands, you got that. Equitable
19 development. When I say equitable, I don't mean just fair,
20 but fair across all economic spectrums, all right. When we
21 make decisions we should be thinking about who it impacts,
22 and is one portion of the community helped or hurt by that
23 decision. That's not to say I'm suggesting how you should
24 make decisions, but I'm saying that should be a component of
25 it.

1 mean? Are there things that we should change to sort of
2 reflect community values. Then obviously you have the
3 goals, objectives, policies, and then finally the action
4 plan. The idea is you can connect the dots, it's not just
5 sort of pie in the sky.

6 I am going to take you quickly through the basic
7 sort of philosophical underpinnings of the plan. These are
8 summarized in the land use element that's in your document.
9 First of all, lifestyle and culture permeated every public
10 meeting we had. When I went out to Hana, and Ward was there
11 for the Hana meeting, cultural issues were paramount. And
12 that's not to say it's only important to Hana, because we
13 heard it everywhere. And it's not just sort of a cultural
14 issue, it deals a lot with shoreline access issues,
15 environmental issues, resource-based issues. And I think
16 that's one of the best sections of the plan, frankly, the
17 cultural and resource section.

18 There's a lot of the sustainability stuff, and I
19 won't take you through it, I think you understand what it
20 means. I think the most important elements are revitalizing
21 town centers, allowing towns to grow in an orderly fashion,
22 and also to have a hard edge where these communities are
23 separated. And in fact, if you look at the directed growth
24 strategy, there's a very purposeful effort to do that with
25 Pukalani and Makawao and Pa'ia. That was a big part of

1 There's a lot of talk about workforce housing.
2 We've all heard about it, you've gone through the process.
3 The housing section has some pretty dramatic changes in
4 terms of how we deal with housing. When we get to that
5 section we'll talk about that.

6 Obviously infrastructure is a huge issue. I made
7 the analogy about being behind the eight ball. We're still
8 there, folks. You all see that as you drive around, yet
9 there aren't quite as many people on the road as there were
10 a year or two ago. The perspective is called concurrency
11 planning. And actually I think I have a slide that talks
12 about it. It's the idea that our land use decisions should
13 be linked with infrastructure policy, it should not be
14 divorced from it, and in some senses I think we've kind of
15 done that.

16 There is a very strong regional framework. I
17 won't take you all through these, but it really is what's
18 behind the directed growth strategy. We have to look at the
19 island as a whole. No one part of the island should deal
20 with more impacts to development than the other. That gets
21 back to that equity issue.

22 So if you are going to take the whole plan and
23 crunch it into six bullet points, these are your six bullet
24 points. It's economic development, it's housing, it's open
25 space, it's livability, it's sense of place, and it's

1 integrating land use decisions and transportation planning.
2 Those are really the foundations for the planning.
3 Urban growth boundaries. It's the first time
4 we've ever done it. One thing that's interesting, when we
5 go through the growth management I will talk a little bit
6 more about what other communities have done in relation to
7 urban growth boundaries. What's interesting is what came
8 out of the IRC's, which is the Investigative SOMETHING
9 Committees, and I'll talk a little bit about that when we
10 get to process.

11 What came out of the GPAC and what came out of the
12 Director's are not radically different, they're not.
13 There's isolated areas. We all know what they are, because
14 we debated them forever where we have a little different
15 perspective. But for the most part the basic strategy is
16 holding true, and that has gone through a lot of public
17 process.

18 Finally we come back to this model, and it can't
19 be lip service anymore. I think we have a cultural
20 obligation, a moral obligation, an environmental ethos
21 obligation, if you will, to keep thinking about that model.

22 That's all I've got in terms of -- I hope that
23 gives you a pretty descent feel for how the plan was put
24 together, what the basis is, what the sort of underpinnings
25 of the plan were. And with that, we can either take a

1 exposure that might help, particularly as we get to directed
2 growth.

3 So everyone has heard about -- you have probably
4 been exposed to the Congress for New Urbanism. It was a
5 group of landscape architects and planners who got together
6 in 1993 and they were very concerned about what was
7 happening to the urban landscape as well as the rural
8 landscape. And where they were really going from this is
9 that they thought that traditional zoning, Euclidean zoning,
10 separation of uses, was essentially creating sprawl.

11 Dairy Road, that was kind of what was bothering
12 them to a certain extent. And no, Dairy Road did not
13 trigger the Congress For New Urbanism. Several of these
14 folks have been here; we have been exposed to their design
15 notions. Andres Duany, who came out and worked on Olowalu,
16 Victor Dover. I love Victor Dover, I have so much respect
17 for that man, and I worked with him a couple of times over
18 the years. He worked on I believe Hali'imaile. Daniel
19 Solomon has been out here several times. So these folks
20 were essentially saying to planners like myself, "You guys
21 are screwing up," all right. "You guys are making plans and
22 writing code that is not working," all right, and it got my
23 attention.

24 And what they did is they came up with some
25 policies, very basic policies about essentially

1 break, if you have any questions, and then following that we
2 have about five slides, which is a suggested review policy
3 for you.

4 CHAIRMAN HEDANI: Members of the Commission, do
5 you want to take a break? Okay, why don't we go ahead and
6 take a 10 minute break. While we're doing that, I'm also
7 going to circulate a refreshment sign-up sheet, which is
8 something we've never done before. Once every nine weeks
9 you need to sign up for refreshments for the Commission. So
10 if you don't sign up, we don't eat. Thank you.

11 (Whereupon a brief recess was had)

12 CHAIRMAN HEDANI: The Planning Commission meeting
13 of April 21st is back in session. Director?

14 DIRECTOR HUNT: We will continue on with today's
15 agenda on the Maui Island Plan. We are now on item C-3,
16 where will discuss sustainable design and growth management.

17 MR. MICHAELSON: Thank you, Jeff. Okay, we've got
18 a pretty good foundation on the Maui Island Plan, and what
19 I'd like to do is just briefly -- I'll try to keep this
20 pretty tight -- give everybody sort of an overview of what,
21 at least from my perspective, is a plan or what sustainable
22 planning is, all right, particularly island planning, which
23 is very unique, and a little bit about what other
24 communities have done in regards to growth management. It's
25 not suggesting anything to you, but just giving you some

1 restructuring decision-making to think about people and
2 neighborhoods and the social impact of our decisions. It
3 was pretty groundbreaking stuff. And frankly, the planning
4 profession really had a hard time initially getting their
5 hands around this, they really did, because it just changed
6 how they had to look at the world.

7 They also talked a lot about human scale
8 development patterns from the perspective of pedestrians,
9 not automobile drivers. It changed how site planning was
10 done. And they also talked a lot about site planning was
11 done. They also talked a lot about how architecture and
12 landscape design should celebrate the past and should
13 recognize ecological environmental forces first, not last.

14 You will notice Ian McCard's sort of way of
15 looking at the world was very tied to this. They borrowed a
16 lot from him. They also talked about redevelopment. And
17 this was really interesting, because I'll give you an
18 example of where I grew up in Fort Collins, Colorado. It
19 originally had a beautiful downtown, historic downtown,
20 fabulous. And as development started sort of getting spit
21 out of Old Town, Old Town declined. In fact, it was
22 literally boarded up.

23 And finally, based on a lot of these concepts, the
24 city of Fort Collins said, "That is our gem, it's our
25 jewel," so they structured land use policies that included

1 redevelopment as a higher priority than urban expansion.
2 And in fact, I was involved in the design team when I was
3 working for a firm in California. But they're really into
4 that. And if you look at their work, they have a great
5 website. And the Congress For New Urbanism, if you Google
6 that it will take you to the website, and they have an
7 enormous amount of photographs and graphics of how these
8 concepts were applied.

9 We talked a little bit about these earlier, but
10 this is a summary of what kind of notions that the Congress
11 For New Urbanism and neo traditional planners are promoting.
12 I won't walk you through it, you can take a look for
13 yourself. But what it's essentially suggesting is looking
14 at decisions from a regional perspective, not a microcosm of
15 project by project.

16 I think in a lot of cases planning on Maui has
17 done that. It has not really looked at the cumulative
18 impacts of these projects, they're isolated. And what
19 happens is by the time you step back, oftentimes you wish
20 you would have looked at all those projects together, or at
21 least assessed their impacts before the decisions were made,
22 because they tend to sort of lump on each other after
23 awhile.

24 They also had a really interesting take on
25 community collaboration and interaction with neighborhoods,

1 downtown Fort Collins.

2 But the idea is that land consumption has to be
3 efficient. If it's not, you can't really have urban growth
4 boundaries. You will end up just punching them out if the
5 densities aren't occurring in some of our assumptions.
6 We'll talk a lot about that when we get to directed growth.
7 But it's the old adage, "Is it up or out?"

8 I would argue that Maui has been stuck on the out
9 part. That's not to say that you won't grow. You will
10 grow, you will consume land, but the question becomes how
11 efficient are you at consuming that land.

12 The knew urbanists are also -- do you remember
13 when I said that they had a sensitivity to the socio
14 economic impacts of housing decisions? The idea is that if
15 all of your building is half acre or two acre lots, you are
16 essentially saying there's only one component of our
17 population that can live there, all right.

18 One thing that we're suggesting, one interesting
19 number -- and John, correct me if I am wrong about this --
20 but I believe islandwide if you look at the mix between
21 single-family and multi-family, 78 percent of our housing is
22 single-family in nature, all right. Now it's not to say
23 that that's not serving a market. But if you go back to who
24 are we planning for, that notion I think is really important
25 to kind of keep in mind.

1 as opposed to the traditional public meeting process, which
2 frankly I believe has been a failure. And they have a lot
3 of examples. And we have in fact incorporated a lot of
4 those in our process.

5 Again, mixed land use is paramount to how these
6 folks look at urban form. The idea is that a lot of the
7 uses that we have essentially tried to kind of zone, zonal
8 separations, has hurt. It's made commutes farther, it's
9 made distances of goods and services farther, and in fact
10 it's created scenarios where places die at 5:00. I mean you
11 guys know examples of that.

12 I think what's happening in Wailuku is a great
13 example of what can happen when you get out of the singular
14 zoning box and you start integrating uses that normally 15
15 or 20 years ago all planners would have said, "No, we're
16 going to recommend denial, it's not zoned for it." Well,
17 get out of the box. It gets back to if someone gives you
18 lined paper, turn it upside down.

19 Their concept is about efficiency in terms of site
20 design, physical design, in that density is not something to
21 be scared of. Now, the problem I think with density is in a
22 lot of cases you have not and we have not been well served
23 by the design community. But in some cases I mean I've
24 actually designed projects that were as high as 40 units an
25 acre. Absolutely livable. One of them in fact is in

1 So how do you get there? Well, you have got to
2 have flexible design standards. In some cases you will
3 probably want streamlined review processes for exceptional
4 projects. Again, I think you've got to be focused on who
5 are we planning for. Is there a segment of the community
6 that is not being well served by our decisions.

7 They talk a lot about walkability. And I guess
8 the way I would sort of characterize it is that I said I
9 lived Upcountry, and so my two places that I hang out are
10 Pa'ia and Makawao, all right. But the reason I like it is
11 it's human scale. Think about it. It's not like Kaanapali,
12 it's not like Kihei. So when you think about walkability
13 you generally don't have to find a textbook to explain it to
14 yourself. Just think about where you can be on this island,
15 and walk.

16 So there's a lot of emphasis from their
17 perspective on pedestrian bikeway planning, on connectivity
18 between projects, like cul-de-sacs. Cul-de-sacs serve two
19 purposes, turn a car around and create a flag lot. That's
20 what a cul-de-sac does. But it certainly gets a little in
21 the way of neighborhoods connecting and having an option
22 other than getting in your car and turning around in a
23 cul-de-sac.

24 We do have suggestions where there's a policy that
25 the community plans all should adopt a pedestrian bikeway

1 plan as a component of that effort. I think that's
 2 absolutely crucial.
 3 Efficiency of land use does not mean you don't
 4 have open space. What it means is that you integrate that
 5 open space in a way that is a positive for not only the
 6 project but the community. It's a little different way of
 7 -- instead of just saying Dream City and a regional park,
 8 it's like no, no, what they're saying is if you do another
 9 Dream City it should look a little more like the plan on the
 10 lower right than what it is now. Again, it's people first,
 11 cars are second.
 12 They recommend a tight urban form, and that's
 13 something that really the directed growth strategy is all
 14 about, the idea that these edges should be somewhat hard to
 15 prevent sprawl. To do that you are going to have to
 16 increase density. To do that you are going to have to think
 17 about infrastructure planning first, not second, or not 30
 18 years later, but as these areas expand.
 19 In a lot of cases the obstacle to this is in fact
 20 creativity, taking chances, providing the design community
 21 more flexibility instead of less. Generally I think a lot
 22 of projects in traditional code, to get them approved they
 23 get dumbed down, all right. Some of the more innovative
 24 design concepts just get squashed because the code won't
 25 allow it. And there's a lot of language about rewriting our

1 park for Easter, right. And that's essentially how we
 2 design projects, particularly commercial projects.
 3 It also talks about satellite offices, things like
 4 that. And we're starting to see more and more of that I
 5 think on Maui. Again, it all comes back to one thing, one
 6 thing, the sense of place. I just can't emphasize it
 7 enough. It is what makes Maui Maui.
 8 When we were doing our design charrettes it was
 9 really interesting to talk to people, you know. People in
 10 Makawao are as passionate about Makawao as people in Kihei
 11 are passionate about Kihei, all right. Now, I know that
 12 that might strike some as unusual, but it's true. And so
 13 each of those areas are so different that they suggest a
 14 different planning model. And in a lot of cases they
 15 suggest a different process model, and I think we tried to
 16 be sensitive to that.
 17 The other thing that the new urbanists would tell
 18 you is that it's not just about drawing, it's about the
 19 process, all right. One of the problems inherent I think in
 20 our world right now is that if you talk to development
 21 communities they'll say, "Boy, the process is unclear, the
 22 code is somewhat unclear, what do you want us to do."
 23 Projects get dumbed down, quite frankly, and I think that's
 24 unfortunate.
 25 And also what happens is a lot of communities just

1 codes, particularly in reference to urban design guidelines,
 2 which would be part of the community plan effort.
 3 Here is an example of Vancouver. Essentially what
 4 Vancouver has done is held a very tight urban growth
 5 boundary. Has anyone ever been to Vancouver? I think
 6 Vancouver is one of the most outstanding examples of urban
 7 form in the world. They have very tight urban growth
 8 boundaries, they have great greenway systems. They've
 9 really been a model, frankly, for some of these kind of new
 10 urbanism models.
 11 And in fact, our new planner is a planner from
 12 Vancouver. She will be with us in about four weeks. She
 13 comes from a great design background and has been involved
 14 in really a lot of what makes Vancouver cool.
 15 Transportation alternatives, obviously if they're
 16 talking about modes other than a car they're talking about
 17 pedestrian, bikes, transits, car pools, all those sorts of
 18 things. It requires progressive urban design to integrate
 19 these different modes. And we can talk a little bit about
 20 that when we start talking about urban growth boundaries.
 21 Transportation demand management. You hear it all
 22 the time. Essentially what it's saying is let's just think
 23 maybe once about something other than an automobile, all
 24 right. That does not mean that everybody will ride a bus,
 25 but if they have the option, well, then you don't have to

1 don't have the will to clearly define their future, like on
 2 a map, all right, or in form-based codes. We will talk a
 3 little bit about form-based codes probably later. And this
 4 is coming from someone who worked probably almost half my
 5 career in the private sector.
 6 If you tell the development community what you
 7 want with clarity and precision, you'll be amazed how often
 8 that's exactly what you will get. But if you don't have the
 9 courage to write it in a way that's solid -- and again, that
 10 takes a lot of political courage, it takes will, it takes
 11 creativity, but you are really going to like what you get at
 12 the end of the day. You won't be fighting about stuff that
 13 I think you guys probably debate all the time. In other
 14 words, you have got to map it, you've got to draw it.
 15 When I talk about form-based codes, here is the
 16 difference, and I should have a slide for it but I don't.
 17 But instead of just a bunch of words in a zoning code, you
 18 actually have sketches, suggestions, building placements,
 19 parking locations, massing, scale. You can put all that in
 20 a code. And from a development standpoint they like it
 21 because there's certainty in that. They know when they're
 22 coming they're not standing outside the door of the public
 23 hearing going, "Oh, boy, this is going to be brutal. Am I
 24 doing to get eaten up." If you don't follow the rules you
 25 should be eaten up, but the rules should be clear. So

1 that's kind of where that's going.
2 Community collaboration is what it's all about, I
3 think. In the case of the Maui Island Plan, I think we did
4 a pretty good job of getting out there on the ground working
5 with people, both with GPAC in the room and in some cases
6 the charrettes that I did. It was just staff essentially
7 went through the process.

8 But it's about community visioning, and you would
9 be amazed if people are given the tools, the design tools
10 and the assistance, they do really cool work. I'll bring in
11 some of these maps when we get to directed growth. What my
12 role was was just graphic. They communicated something, I
13 drew it and said, "Is this what you mean?" It was a great
14 process.

15 And also I think both with Hali'imaile, Pulelehua
16 and Olowalu, there was a big difference in how that process
17 went down. They went to the community first, all right.
18 They didn't come to the Planning Commission and then have
19 400 people screaming for their skin, right. So we're
20 suggesting in this plan that that should be the model, all
21 right. That should be the model and not the exception. And
22 you can do that, you can write that into your code. You can
23 pull that off.

24 There's some other tools that are in the plan and
25 are sort of a knock-off of new urbanism. One of them

1 with community goals. That's essentially how a TDR program
2 works.

3 This model, this graphic, I should probably redo
4 this, it's probably confusing, but you get the idea. It's
5 essentially taking development from one place and sending it
6 to another. It's a market solution. It's a willing buyer
7 and a willing seller. If those two things aren't there,
8 it's not going to work. And we're suggesting a TDR program
9 here.

10 Here is concurrency planning, concurrency being
11 misspelled. I just noticed that. What concurrency planning
12 means is that if infrastructure occurs before or as a
13 development builds out -- and here is the kicker with it --
14 you can only force a developer to mitigate for the impacts
15 of his project and his project alone, all right. It's his
16 proportional share of whatever is happening out there, be it
17 transportation, water, sewer, open space, recreation.

18 So the problem is we've sort of gotten so far away
19 from concurrency planning over the last 25 years that we are
20 probably never going to totally catch up just by using the
21 development community. There's going to be a burden spread
22 among all of us to do it.

23 But the key to it -- and Mel has a great
24 background in this -- is establishing a level of service.

25 In other words, what can a road handle, and at what point

1 obviously is urban growth boundaries. There's also a lot of
2 language about transfer of development rights, and we'll
3 talk a little bit about that. It's a tricky tool in terms
4 of the mechanics, the calculus of it, because it's dealing
5 with economics, and we'll talk about that a little bit.
6 Concurrency planning, we will get to that. That's something
7 that if we don't get there in a hurry this island is in a
8 whole lot of trouble. And I say that with all honesty.

9 You are probably familiar with the Oregon model.
10 I think -- and Jeff, correct me if I'm wrong -- but we are
11 not that far off in terms of how we're implementing ours and
12 how Oregon works, with the exception of probably mechanics.
13 They've been doing it for 15 or 20 years.

14 It's a great model. If you type in Oregon UGB or
15 Portland UGB and Google you will get a million articles.
16 And you will get people who say it works and you will get
17 some people who say that it doesn't. So there's models for
18 that.

19 Here is how a TDR program works. Let's say Dave
20 owns a hundred acres on the coast, and I want to develop a
21 golf course. The community does not want a golf course, the
22 community wants open space. So a TDR program would allow
23 Dave to transfer his development rights to another place, to
24 another project probably at a higher density, get some
25 economically viable use off my property, but be consistent

1 are we beyond that, and then how are we going to finance it.
2 It's usually a public/private partnership, to be really
3 honest.

4 Housing land trusts are also something that came
5 out of the new urbanism concept. It's a different way of
6 looking at how land relates to a structure. And you have a
7 land trust here, it was formed I think in 2006. It's a
8 really great concept, because what it does is essentially
9 you own the land in common. It's like a condo, if you will.

10 So what happens oftentimes is that a land trust
11 will own the land, they will build the structures, they'll
12 give the land over to a community association, and the only
13 thing that's appreciating is the building itself. The
14 reason that's important is that in a place like Maui the
15 building does not appreciate, it's the ground it's sitting
16 on that's appreciating. So it's a model of sort of trying
17 to take advantage of creative land use and land ownership in
18 a way that works.

19 There's another really interesting concept. It's
20 not really new urbanism, it's been around for awhile, and
21 it's the idea of an ecological footprint or carrying
22 capacity. Maui has never done this, all right, and a lot of
23 people say we should. And obviously it's kind of beyond the
24 scope of the Maui Island Plan.

25 But I will give you an example of a community that

1 I worked in where it was a resort community, all right, and
 2 we were worried about at what point are so many people there
 3 that it compromises the reason people come there to begin
 4 with, all right, which I think is totally applicable to
 5 Maui.
 6 And then we had to find, okay, what's the trigger?
 7 And in our case it was kind of creative, it was the certain
 8 number of cars crossing a bridge of a river going into town.
 9 And what we did is we went to the community and the
 10 community said, "We want 1984 back." So we went back and we
 11 figured out what the traffic was in 1984, and that was the
 12 number. We had to expand our transit system, we had to
 13 build 1,500 affordable housing units in town to get to that
 14 number. And every time that number was reached they would
 15 pull back. I'm no longer with them, but they would pull
 16 back and say, "What do we need do?" "We need to build more
 17 affordable housing." Do we need to cap building permits?
 18 That's a radical notion. And I am not suggesting that, Tom.
 19 But it's a really valuable way of sort of
 20 understanding what the impacts of growth are, and there's a
 21 number of communities that have done really cool work. This
 22 carrying capacity network, CCN, they're sort of the gurus of
 23 all this stuff.
 24 Here is a concept that I think we've got to get
 25 our hands around. Let's say at the end of the day you have

1 COMMISSIONER HIRANAGA: Not being very
 2 knowledgeable about planning theory, you're I guess
 3 endorsing this new urbanism as the way to go for the future
 4 development of Maui. And I'm just wondering, are there
 5 opposing opinions in the planning community as to whether
 6 this is the route that should be taken?
 7 MR. MICHAELSON: I think the best way to represent
 8 it is that -- and Jeff, chime in -- I think the real world
 9 examples of when it's applied consistent with those
 10 principles, I think it's almost universally supported. The
 11 problem becomes if the development community views a knew
 12 urbanism approach as a growth management tool in terms of
 13 trying to reduce development. That has occurred in isolated
 14 circumstances where certain communities will hide behind new
 15 urbanism just because they're not willing to institute a
 16 growth cap. But they'll write their code in such a way that
 17 it's very constrained to the development community.
 18 In places where the code has been written clearly
 19 either in both graphic format and language format, I believe
 20 the development community has embraced it as well. Because
 21 for them, Proformas get a lot more -- there's a lot more
 22 flexibility to a Proforma when you have the options to do a
 23 variety of land uses as opposed to just the suburban
 24 subdivision or the superstore.
 25 So that's my take on it, and I've worked on both

1 approved the Maui Island Plan, and it goes to Council and
 2 gets approved within our lifetime, all right. We need to
 3 have some basis for understanding is the plan working. And
 4 what sustainability indicators are, it's a way of developing
 5 a data set. And I have some data sets that are sort of down
 6 there in the white. Poverty levels, educational attainment,
 7 home ownership, housing costs, income, infrastructure. In
 8 some cases it could be some cultural sort of ethnicity
 9 indicators as well.
 10 The idea is that you have a format for
 11 understanding are those objectives being reached, and we've
 12 never done it here. I've seen -- actually, I take that
 13 back. There is a girl I believe who got her Ph.D from the
 14 University of Hawaii, a planner, who tried to establish some
 15 sustainability indicators for Maui. I don't think she
 16 really operationalized it, but I think that might be
 17 something that we might want to look at down the road.
 18 That is it for growth management. That was very
 19 quick. We have all kinds of resources in our office too, so
 20 if there's something that I mentioned that you want
 21 clarification on or you want to dig deeper or you want to
 22 open up the hood, you know who to find.
 23 So are there any questions? If not, I have just a
 24 few slides regarding process.
 25 CHAIRMAN HEDANI: Commissioner Hiranaga.

1 sides of it. I've worked for private sector clients and
 2 then I've worked in communities that have instituted these
 3 codes. I think if they're done well I think they're pretty
 4 universally supported.
 5 CHAIRMAN HEDANI: Director?
 6 DIRECTOR HUNT: I would add that I think in the
 7 planning industry there's fairly wide support for new
 8 urbanism and smart growth, et cetera, whatever you want to
 9 call it. I think part of the issue comes down to the
 10 community itself, and this is what we experienced at GPAC.
 11 And you will notice in the different versions, if you
 12 compare the Director's or the department's version of the
 13 Maui Island Plan versus GPAC's, GPAC's had a little more
 14 emphasis on rural growth and they felt that was desirable of
 15 the citizens.
 16 So regardless of all the policies and reasons and
 17 justifications that Dave just mentioned, there was some
 18 argument that, well, regardless that's where people want to
 19 live. They want to live in a rural lifestyle. So their
 20 recommendations had a little bit more of an emphasis on
 21 that.
 22 COMMISSIONER HIRANAGA: Follow-up question.
 23 CHAIRMAN HEDANI: Commissioner Hiranaga.
 24 COMMISSIONER HIRANAGA: I guess the first time I
 25 heard the word smart growth was maybe I guess 13 or 15 years

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1 ago, and basically it was communities that were being
 2 developed I guess in Florida or the Gulf Coast. And critics
 3 said, well, you're basically segregating people by the
 4 income level. And those communities were being developed as
 5 a planned integrated community, and they put a big fence
 6 around it to keep the world out.
 7 And I know it's evolved, and this is where you are
 8 trying to direct people to live closer to work to reduce
 9 your ecological footprint. But then it comes down to,
 10 again, the income level. The people that can afford to not
 11 live in these directed growth areas and can afford to
 12 commute every day, they're the ones that are going to be
 13 living out in the rural and ag areas. So these are just
 14 kind of questions.
 15 MR. MICHAELSON: Those are good points. The
 16 project that you are referring to, which I think was the
 17 first failure of new urbanism, was called Seaside, and it
 18 was developed by Peter Calthorpe. And I've been there, and
 19 it is the most antiseptic place you can imagine. I mean
 20 it's almost like Disneyland. And I say that with all due
 21 respect to Mr. Calthorpe.
 22 The problem is that that project was developed for
 23 a high income group. It was almost like a country club, to
 24 be really honest, and it served its purpose. People live
 25 there and they're very happy there. So I'm not saying that.

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1 But I think what happened is after Seaside -- and
 2 there were several others that were in a book by Peter Katz
 3 where he kind of analyzes all these -- the new urbanism has
 4 evolved. And what it's done I think is instead of looking
 5 at it simply from a new town standpoint, it's integrated
 6 itself into infill redevelopment and sort of modeling towns
 7 that work.
 8 In fact, what's interesting is a lot of towns that
 9 work you couldn't do them under a lot of town codes, because
 10 they wouldn't allow that kind of mixed use, they wouldn't
 11 allow that reduced street template or those sorts of things.
 12 So I think it has evolved, and for good reason.
 13 Now, you're always going to have projects that are
 14 oriented to a certain socio economic group. In the case of
 15 Maui, it's been I would suggest the offshore market. So by
 16 looking at new urbanism and smaller lots and multi-family
 17 and things like that, you can provide housing for those who
 18 can't afford the two acre lot in Kula.
 19 CHAIRMAN HEDANI: Okay, Commissioner Starr.
 20 COMMISSIONER STARR: The Director had a comment on
 21 that, so why don't we allow him first.
 22 CHAIRMAN HEDANI: Director?
 23 DIRECTOR HUNT: Just real quickly, one of the
 24 concepts of smart growth and new urbanism is to provide a
 25 variety of housing types. So you wouldn't just be building

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1 single-family, you would include multi-family in that
 2 development proposal.
 3 Also, another concept is sustainability, where
 4 your workers live near where the jobs are. So you have to,
 5 in order to fulfill that concept or goal you would have to
 6 provide housing for the workers in that community. And so
 7 it would address that issue that you talked about, pushing
 8 the workers out into the rural areas.
 9 CHAIRMAN HEDANI: Any other questions?
 10 Commissioner Starr.
 11 COMMISSIONER STARR: Yeah, you discuss some of the
 12 different forms of infrastructure, but one that I didn't see
 13 much about is food production. I know that over I believe
 14 90 percent of our edible food comes from other places, and
 15 we know that's a dangerous thing. How in this planning
 16 process can we institute mechanisms that will allow us to
 17 actually utilize some of our ag land and water and other
 18 resources to grow our food?
 19 MR. MICHAELSON: There's actually two ways that
 20 that found its way into the plan. The first was that one of
 21 the primary criteria for the urban growth boundaries was
 22 avoiding impacts to Alish (phonetic), which is the
 23 agricultural classification. There are three
 24 classifications that we use, prime, unique and other, and
 25 those are described in detail in actually the agricultural

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1 technical study.
 2 So one was avoidance, all right. One was limiting
 3 how much of that land we consume with the idea being that --
 4 and you're absolutely right, what are we, three days?
 5 Kahului Harbor goes down and within three days we're
 6 literally out of food. So there becomes not only a sort of
 7 a practical standpoint of agricultural production, but it's
 8 the point of what may happen if the cane fields are no
 9 longer viable.
 10 In addition, the ag section really has modeled
 11 itself after the ag plan that Warren Watanabe, who was a
 12 GPAC member, was involved in drafting. A lot of those
 13 suggestions in terms of water, access to markets,
 14 diversification of crops. There's language in there about
 15 more agricultural parks. There's also land use policies
 16 related to insuring that the smaller agricultural
 17 productions that are -- Haiku is an excellent example --
 18 that residential development expansion doesn't force those
 19 folks out of business for one reason or another, and there's
 20 some tax structure issues. They kind of weave themselves in
 21 the directed growth, the agricultural policies, and economic
 22 development.
 23 COMMISSIONER STARR: I have another question, if I
 24 may.
 25 CHAIRMAN HEDANI: Commissioner Starr.

1 COMMISSIONER STARR: From your charts it looks
2 like over half of the housing that's being built and
3 marketed is for the offshore market, and I have yet to
4 really go to a community meeting on Maui where there was
5 overwhelming support for more offshore housing. On the
6 contrary.

7 How can we break this trend and discourage housing
8 built for the offshore market, and create more housing for
9 our residents in mixed use developments where they can
10 afford to live without having to drive everywhere?

11 MR. MICHAELSON: I think there's three strategies.
12 One is location, location, location. There are places where
13 you can promote housing that would suggest, it would not
14 ensure, but would suggest that it would be oriented more
15 towards residents. For example, Wailuku/Kahului, versus
16 promoting more development in West Maui. That's one way to
17 do it.

18 Another way is through density. Obviously some of
19 the offshore market will be very happy with a condo, but
20 also by developing more multi-family housing it would
21 suggest that the cost per unit would go down, which would
22 also encourage a residential market.

23 The third, and actually the urban growth strategy
24 has, if you notice on one of the maps, I believe it's in the
25 Director's version, has defined resort boundaries where that

1 Plan, I wasn't here for its drafting. I think one reason
2 they're somewhat different is that those values, the core
3 values for the Maui Island Plan went through multiple sort
4 of steps in their development. It started with Focus Maui
5 Nui, then from Focus Maui Nui it went into our public
6 process our charrette process, then it went to GPAC.

7 I think for the most part the Maui Island Plan
8 values are a little more philosophical in nature, which I
9 think is appropriate, because the island plan it's dealing
10 with a lot. The county plan was so much more general.

11 Jeff, do you have anything to add?

12 DIRECTOR HUNT: You have to remember the
13 Countywide went through three different GPAC's and three
14 different planning commissions, and almost three different
15 public processes, and it's an umbrella document for all
16 three of the islands. So it has to be almost a stew of all
17 the cultural values of the different islands. The Maui
18 Island Plan, as the name implies, is just strictly Maui
19 island, and it just went from the Planning Department to the
20 GPAC and now it's before you.

21 One of the concerns that we have is in
22 relationship between the Countywide and the Maui Island
23 Plan, and perhaps there's a lot of redundancy and it's an
24 issue that we want to raise before this Board, should we
25 address that redundancy and eliminate some of the redundant

1 development pattern would be contained as opposed to
2 allowing it to go wherever it wants.

3 There's also some tax structure suggestions on how
4 we tax property in terms of its value versus what their
5 neighbor's house sold for. The problem is there's no magic
6 bullet. We live in a place that will always be under demand
7 for people that want a second home. That will never go
8 away. But I think there are steps where we can balance it
9 and we can sort of use that compass, if you will, who are we
10 planning for. But it is a tough nut to crack.

11 Part of the problem I think is that we sort of
12 created that problem for ourselves. We essentially hung our
13 economic hat on tourism and real estate in all, I mean from
14 a practical standpoint. And that by itself suggests that
15 that offshore market is always going to be here.

16 CHAIRMAN HEDANI: Any other final questions for
17 Dave? Commissioner Hiranaga.

18 COMMISSIONER HIRANAGA: This may be premature, but
19 I'm just wondering how Countywide Policy Plan is integrated
20 into the Maui Island Plan. I was just comparing like the
21 core values of the draft Countywide Policy Plan and the Maui
22 Island Plan and they don't seem very similar, so I'm just
23 wondering.

24 MR. MICHAELSON: First of all, I may have to defer
25 to Jeff with some of the specifics for the Countywide Policy

1 policies. For example, if there's a policy on housing,
2 which seems to be an issue across all three islands, do we
3 need that specific type of policy Maui Island Plan or can we
4 just rely on the countywide plan.

5 MR. SUMMERS: John Summers, administrative long
6 range Planning Commission. What you will find Maui Island
7 Plan is policies that are far more specific. And obviously
8 policies that reflect the context on the island of Maui,
9 Moloka'i and Lana'i are so different economically, socially.
10 And in order to achieve that consensus that Jeff talked
11 about, we had to create a very broad policy framework in the
12 countywide document.

13 So we've done what we can to ensure consistency of
14 the island plan has to be consistent with the countywide
15 plan. We have gone through to vet some of that to ensure
16 that. We need to be cognizant as we go through and maybe
17 adjust some of the policies in the Maui Island Plan. Keep
18 our eyes open to be sure we don't create an inconsistency.
19 Thank you.

20 CHAIRMAN HEDANI: Any other questions?
21 Commissioner Hiranaga.

22 COMMISSIONER HIRANAGA: So you're watching out for
23 that so we don't have to.

24 MR. SUMMERS: Yes.

25 COMMISSIONER HIRANAGA: Okay, thank you.

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1 CHAIRMAN HEDANI: Okay, thank you very much.
2 I want to make sure that you folks stay on
3 schedule and that we get through. I know at our prior
4 meeting we were talking about getting through two sections
5 versus one, and hopefully today we will get through the core
6 value section, which we haven't gotten to yet. Commissioner
7 Mardfin?

8 COMMISSIONER MARDFIN: In relationship to the
9 discussion we just had in the last couple of minutes, I
10 guess I just want to make the observation that this -- by
11 starting with the comprehensive island plan and again going
12 to the Maui Island Plan and then going to the community
13 plans you have consistent -- what John Summers says is good
14 in that it gives you some consistency. On the other hand,
15 it's almost a forced consistency.

16 If I were the ruler of the world I would have
17 started with every community getting together new community
18 plans and then aggregate it to a Maui Island Plan and then
19 to a county plan where there might be some inconsistencies,
20 but every community would get what they wanted. The way
21 this is the communities might not get what they want because
22 they have to be consistent with some overall goals.

23 We've decided to do it the other way, we've
24 decided to do it top down instead of bottom up, and I can
25 live with that. But I know people in Hana feel about

1 action on the following items: Meeting schedule and topics,
2 commission and staff roles and working relationships,
3 meeting ground rules, and meeting logistics. Go ahead,
4 Dave.

5 MR. MICHAELSON: Thank you, Jeff. This is very
6 brief. If you remember our meeting previously, I had said
7 that we learned a lot from GPAC, and GPAC learned a lot
8 amongst themselves in terms of getting through a process
9 like this. And we made some adjustments along the way. And
10 I am going to make some references to those changes, how I
11 think it can make your process a little easier.

12 And then sort of a template for a meeting, if you
13 will, how we can progress through these elements. And then
14 John can talk a little bit about the schedule. We have
15 given you a schedule where we have compressed as tightly as
16 we can, and I think we need to have that discussion as well.

17 When we went through -- you have probably heard of
18 the IRC's, right, everyone heard about the IRC's. What we
19 discovered as we were going through a very complicated
20 process was that with 25 people the process just got bogged
21 down. I mean it's a wonder the constitution ever got
22 written. Basically, if you understand that, two people went
23 and wrote it and brought it back to everybody else.

24 So we knew that we had to come up with another
25 way, and the way we came up with, working with Corp Counsel,

1 certain issues differently, much like Lana'i and Moloka'i,
2 rather than the way Kihei and Lahaina view things.

3 A couple of years ago when there were some
4 discussions over B&B's and stuff like that, before the
5 election actually of two years ago, people in Hana wanted to
6 have totally separate rules for B&B's and TVA's than the
7 rest of the island. And it was sort of implied that they
8 would be able to do that, and in fact that's not what has
9 turned out to be, to some extent at least. And I'm just
10 saying that the consistency is good in some respects, but
11 it's very limiting in other respects.

12 CHAIRMAN HEDANI: Thank you for the comment. Any
13 other questions the Commission at this time? We're just
14 dealing with orientation to the plan at this point. We have
15 180 days to complete our task, and the clock starts today.
16 Director?

17 DIRECTOR HUNT: Unless there's anything else on
18 the orientation, staff is ready to --

19 MR. MICHAELSON: Actually, there's just three
20 slides that are on the approval process, and that's it.

21 DIRECTOR HUNT: Is that on item D on the agenda?

22 MR. MICHAELSON: Yes, sir.

23 DIRECTOR HUNT: So we will introduce the next
24 agenda item then. The next agenda item is the Maui Island
25 Plan review process and procedures, discussion and possible

1 was that we appointed seven investigative review committees.
2 And essentially what their task was -- and this is why I
3 think it will make your process a little easier -- is that
4 we had a number of sources for comments on the plan. We had
5 a survey that we sent out to all GPAC members, we had
6 written comments from GPAC members, we went through a
7 process where through a number of meetings both the public
8 and GPAC actually crawled on blow-ups of these policies and
9 marked them up. Then we had the charrette work in the four
10 community groups.

11 So we put these things into giant spread sheets.
12 I did land use and directed growth. I think I had 170
13 suggested changes to the goals and policies. The IRC's
14 essentially took that and we made recommendations. We
15 didn't make a judgment call on which ones we liked and we
16 didn't. Everything that we heard from the public and the
17 GPAC, boom, it was in those spread sheets.

18 The IRC's went through and made recommendations.
19 We got a draft that would get through the IRC approval, and
20 then it went to full GPAC. So gives you a sense of how rich
21 and in some cases frustrating and complicated, but
22 ultimately productive that process was.

23 So essentially what you have before you is what
24 went through all that public process, the small groups,
25 finally to GPAC as a whole. And there are a couple of

1 elements that we didn't get to, and those were noted in
2 Jeff's memo.

3 Here is what we learned. This is as clear as I
4 could describe what we learned from GPAC, and what I think
5 your process should be focused on, just based on all this
6 work that's already occurred.

7 When GPAC got bogged down in policy by policy
8 debate, should it be "which" or "shall" or "suggest" or
9 "promote," things just almost came to a screeching halt, and
10 it was incredibly frustrating for the GPAC. Staff obviously
11 was frustrated. That didn't happen very often. In fact,
12 near the end they were cruising because, you know, here
13 you're given a task for six months, and three-and-a-half
14 years later you're still locked in this room. It might have
15 been more of attrition.

16 But at any rate, when they stuck with element by
17 element or sub-element by sub-element and actually came into
18 the room with concrete language suggestions we got done, we
19 got through it. I think it was very productive. Warren was
20 there through the good, the bad, and the ugly, so I'll leave
21 it up to Warren if he wants to make any observation. But
22 that's kind of how it works.

23 So if we get bogged down in the policy by policy,
24 and there will be some times where we will have a pretty
25 significant discussion on a policy. But if that's the way

1 we probably disagree in some places on how to get there. Be
2 focused on where we want to go, and don't get bogged down in
3 mechanical arguments. But those will certainly occur.

4 This was a classic for GPAC, a spirit of aloha and
5 an environment of chaos. That's essentially what it was.
6 And I'll give a lot of credit to them for hanging in there.
7 There were some times they hated staff and some times they
8 loved us, it was a mixed bag. But I think at the end of the
9 day we got through it.

10 You have got to respect that process that they
11 went through. Incredibly rigorous. Untold hours of
12 dedication to the process. We don't need to start over.
13 You're in a good place to launch off.

14 And finally, the process has got to be linear.
15 What I mean by linear is -- and it's going to be kind of
16 funny because the chart after this one is circular -- but
17 we've got to move through these elements in a sequential
18 order. If all of a sudden we go back and relive an element,
19 which happened with GPAC a couple of times, it's just tough
20 to get through. You have got to stay on task.

21 These were sort of the guiding principles for
22 staff. We viewed GPAC as our client, and that's how we view
23 the Planning Commission, you are our client. The plan is
24 bold. I think you heard from the gentleman this morning in
25 public testimony, he said it better than I could, take

1 the process unfolds, you will never get through this
2 document. You will never get through it in five months. So
3 that leaves it there.

4 Now, some of the elements -- and Warren I think
5 would support this -- had universal consensus. They were
6 adopted by a motion. The motion was to adopt the population
7 element as written. It was done, and we moved on. And I
8 would suggest that in some cases we may have issues that are
9 just so profoundly complicated that we just push them back.
10 We say we will come back to that. Let's not get bogged
11 down. And then we did pick up some sort of last minute
12 issues on our meeting on the 28th that were significant, but
13 we got through them.

14 We had some ground rules. These are the ground
15 rules that we developed for GPAC. One was we're all very
16 passionate about this island. I mean we live here and we
17 see each other at the grocery store and the post office. In
18 some cases passion can be mistaken for anger, and you have
19 just got to let that go. Don't leave a meeting mad. If you
20 want to yell at staff, you have got our phone numbers. But
21 that's really important.

22 And I think GPAC -- and I will give them a lot of
23 credit -- they had some knock down, drag out debates. But
24 at the end of the day everybody shook hands and walked out
25 of the room. We're all trying to get to the same place, but

1 chances, get out of the box, the stakes are high, there's a
2 lot of different ways of doing things, be creative, and
3 don't be scared. In some cases we will adopt things that
4 might not work, and we will have to go back and try another
5 way, but that's okay.

6 It's got to be rigorous, and you have an
7 incredible amount of technical data. And as we do these
8 elements, staff will probably highlight four or five slides
9 for each element, what came out of those technical studies,
10 what policy directives are being suggested, what we think
11 are the implications of that, and then we will move on.

12 Best practice. The idea is that the one beautiful
13 thing about planning is no matter what issue you confront,
14 someone else has already confronted it. You do not have to
15 reinvent the wheel. You may pick a different wheel, all
16 right, but someone's done it. So there's a lot of places to
17 go.

18 And finally, respecting the process. This is my
19 -- remember I said that it's not circular? There you go.
20 Here is how staff is suggesting that the meetings progress.
21 We will make a staff presentation of the plan element, the
22 meeting before we go there. Like this afternoon once you
23 get through core values, we will give you a presentation on
24 population to lay the groundwork for the next meeting. We
25 will always try to keep a step ahead of you guys.

1 After the presentation there will be a lot of
 2 questions, particularly with some of the more critical
 3 issues in the plan, and some of the more sort of radical
 4 departures from existing policy. You will discuss and
 5 deliberate on those. Staff will stay out of that for the
 6 most part. Our role really is to provide you information
 7 and clarification, advice when asked. But this is your
 8 process, so we are your staff.
 9 At that point you will have to make some
 10 decisions. The way GPAC did it most successfully was once
 11 they had the deliberation, if they were going to approve an
 12 element that's exactly how they did it. There was a motion
 13 to approve the element as written. If that didn't pass,
 14 there would be suggestions, specific motions to change a
 15 policy. There would be discussions, it would be approved by
 16 motion.
 17 As we got through all the way to the end with the
 18 amendments, again someone would make a motion to approve an
 19 element and we moved on. Very efficient. We didn't start
 20 that way, to be really honest, but that was the only way we
 21 could get through the process. And again, staff just sort
 22 of sat back and got our job done, did whatever you guys
 23 asked from us in terms of data. But that's how I think is
 24 the most -- that's our recommendation in terms of getting
 25 through this.

1 in the County Code for the update of our general plan, lays
 2 out specifically the legal requirements for the review of
 3 the documents. And there's a provision in that code that
 4 specifically states that within six months of the public
 5 hearing that's conducted by this body, the report has to be
 6 transmitted to the County Council for review and action.
 7 So I've discussed that a little bit with the
 8 Chair, and the primary difference between Option A and
 9 Option B is that Option A takes into consideration the
 10 30-day window that the staff would need to compile the
 11 comments from the Planning Commission and get that report
 12 ready for the Council. So essentially what Option A does is
 13 it compresses the six month schedule into five months, and
 14 then allows staff that time.
 15 Option B primarily keeps us at a six month review
 16 process, but what we do to achieve the 30-day review or the
 17 30-day packaging of the document by staff is we would open
 18 the public hearing today and close the public hearing on the
 19 19th of May, which would be the third meeting. So we use
 20 that procedure to buy that extra month. And there are some
 21 pros and cons of both approaches.
 22 Generally we like Option A, from a staff
 23 perspective. But we have to be very, very careful if we go
 24 through this and adopt Option A, because once we close the
 25 public hearing the clock starts. And trust me, we don't

1 The staff presentations will be quick. I mean I'm
 2 talking like 10, 15 minutes. You have all the information
 3 in the technical reports and in the April draft and in the
 4 work that you have that came out of GPAC, so we don't need
 5 to relive that. That's pretty much the drill.
 6 Now, I will tell you that the directed growth
 7 strategy takes a little different strategy, and what we did
 8 with GPAC is we just essentially started at one part of the
 9 island, went all the way around, and then went Upcountry.
 10 And then ultimately we had to come back, because there's a
 11 supply and demand methodology that was applied. So in some
 12 cases we had to go back and make some adjustments. But I
 13 think all in all it was a pretty fruitful process.
 14 CHAIRMAN HEDANI: Thank you. Director?
 15 DIRECTOR HUNT: I believe the long range Division
 16 wanted to talk about the schedule, option A and B.
 17 CHAIRMAN HEDANI: John?
 18 MR. SUMMERS: Thank you, Mr. Chairman. The
 19 members should have two options for the review schedule, an
 20 Option A and an Option B. At the previous Planning
 21 Commission meeting where we discussed the schedule, there
 22 were comments made about doubling up some of the elements,
 23 so we've tried to accommodate that with both of these
 24 options.
 25 It's important to note that Bill 84, the process

1 want to be up at the Council asking for an extension.
 2 CHAIRMAN HEDANI: Okay. Just one comment from my
 3 perspective on that. What I expressed to John was that my
 4 preference was to not extend the public hearing into the May
 5 period, to put more pressure on us to get our work done
 6 ahead of time. But that's just my own personal perspective
 7 on that. Commissioners' comments? Commissioner Starr.
 8 COMMISSIONER STARR: Yeah, although I would be
 9 very happy to see us done early, I am very much adverse to
 10 limiting our options. And what is getting truncated by
 11 going to this Option A and reducing from the six months that
 12 we had discussed previously to five months, are the two most
 13 important segments of this, which is the directed growth
 14 mapping and the implementation, discussion on long range
 15 implementation of valuation and monitoring.
 16 Those are two areas that in the GPAC process it
 17 was at the end and almost secondary and compressed, and they
 18 never even got to most of the discussion on implementation,
 19 which is, you know, where the rubber meets the road. That's
 20 the most useful portion of this. And I really fear that we
 21 would be in that same place, of having to finish up by
 22 having locked ourselves in a five month time frame, and
 23 spent a lot of that time in the communities and going
 24 through the modules and not having the real discussion,
 25 which are the segments that will take place at the end.

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1 I feel very strongly that we should stick to
2 Option B. There's no real harm by extending the public
3 hearing, we will have testimony at every meeting anyway. So
4 just, you know, it provides equal or greater opportunity for
5 the public, and it gives us the flexibility. If we are able
6 to wrap it early, great. If not, we are not limiting
7 ourselves in advance.

8 CHAIRMAN HEDANI: Okay, any other comments,
9 questions? Commissioner Mardfin.

10 COMMISSIONER MARDFIN: I have two things. First,
11 a technical question. John Summers just mentioned six
12 months, which would be 182 and a half days. The report that
13 came out was 180 days. I did a quick calculation using
14 starting April 21st and did 180 days, and we don't quite
15 make it. The October 20th I think is 182 days. Is two days
16 going to be a big deal or is that not a big deal?

17 MR. SUMMERS: The two days is a big deal. We are
18 required by law to get the report up to the County Council
19 in 180 days following the closure of the public hearing.

20 COMMISSIONER MARDFIN: So not six months?

21 MR. SUMMERS: Well, no, six months. I mean we
22 have to follow that.

23 COMMISSIONER MARDFIN: Six months is 182 and a
24 half. 180 is less than six months.

25 MR. SUMMERS: Right. The code specifically says

1 COMMISSIONER HIRANAGA: So we are not mandated to
2 review the plan in 180 days, we are mandated to transmit the
3 plan to the Council within 180 days, is that what you're
4 saying?

5 MR. SUMMERS: That's correct, to transmit your
6 recommendations.

7 COMMISSIONER HIRANAGA: Was that kind of an
8 oversight when they created the ordinance?

9 MR. SUMMERS: That's correct.

10 CHAIRMAN HEDANI: We expect staff to prepare the
11 plan within a day or so after we're finished. (Laughter)
12 Commissioner Shibuya.

13 COMMISSIONER SHIBUYA: Thank you very much. I
14 like what Commissioner Mardfin had talked about in terms of
15 using June 30th and July 28th as additional times to review
16 the Maui Island Plan. In addition to that, I'd like to even
17 suggest that we move up the long range implementation
18 evaluation monitoring up into August 18th and September 2nd.

19 The rationale here is that the GPAC did not have
20 an opportunity to look at some of the CIP funding with the
21 staff. I personally did interview several of the staff
22 members, but as I think this body, if they're going to come
23 up with some proposals, should have a more realistic type of
24 view in that they can perhaps ask for input from specific
25 staff agencies.

1 180 days.

2 COMMISSIONER MARDFIN: That puts us in a little
3 bind. But regardless of how that issue gets settled, and
4 maybe we could swap off a regular Maui Planning Committee
5 meeting at the very end for a Maui Island Plan meeting, is
6 one way to handle that two day problem.

7 The next thing I would like to do though is
8 suggest an Option C. I like Option B pretty much, but I
9 would also like to speed it up. And so my Option C would
10 include a meeting on June 30th and a meeting on September
11 29th. Those are the fifth Tuesdays in those two months.
12 That would buy us a little extra time so we could go to
13 basically Option B, but still finish in roughly five months.
14 And then if we need extra time we can use the October dates.

15 CHAIRMAN HEDANI: Commission members, what's your
16 pleasure? Commissioner Hiranaga.

17 COMMISSIONER HIRANAGA: Just a little
18 clarification. Why are you proposing schedule Option A when
19 it says the Planning Commission has 180 days to review the
20 Maui Island Plan and you are condensing it to five months?
21 I don't understand the basis for that.

22 MR. SUMMERS: Right. The language calls for the
23 transmittal of the recommendations within 180 days of the
24 public hearing, so that would leave staff enough time to
25 prepare that transmittal.

1 CHAIRMAN HEDANI: Okay, any other discussion?
2 Commissioner Hiranaga.

3 COMMISSIONER HIRANAGA: Kind of a follow-up to
4 Commissioner Mardfin's comments. Once we adopt one of these
5 schedules, is it set in stone or can we modify it? Like he
6 said, if we needed more time and switch out a regular
7 meeting.

8 CHAIRMAN HEDANI: Mr. Summers.

9 MR. SUMMERS: Thank you, Mr. Chairman. No, there
10 would be some flexibility, and I think it would be wise to
11 look at some contingency options. Also, I think we should
12 be mentally prepared to have some of the topics adjust a
13 little bit. Some meetings will go very smoothly, others
14 will go a little slower than we expect.

15 What is very important is when we open and close
16 the public hearing, because that defines the length of the
17 review process and the preparation of the transmittal. So
18 that's the critical decision for today.

19 COMMISSIONER HIRANAGA: One final comment. I feel
20 the Planning Commission should utilize the 180 days to
21 review the plan. I think we should incorporate the two
22 extra days on the fifth week of June and August --
23 September. And I don't think because there's a glitch in
24 the preparation of the ordinance, Council doesn't want -- in
25 all respect to the Council, they don't want to review what

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1 we've done because we've completed it on the 180 day, that
2 will be their decision. I don't think they're chomping at
3 the bit to review this.

4 CHAIRMAN HEDANI: Commissioner Starr?

5 COMMISSIONER STARR: Mr. Chair, is a motion in
6 order at this time?

7 CHAIRMAN HEDANI: Yes.

8 COMMISSIONER STARR: I move that we adopt Option B
9 with the following changes. That we add in the two fifth
10 Tuesdays, as per Commissioner Mardfin, and that an attempt
11 be made to move up the directed growth mapping and
12 implementation to earlier dates. And also that there be an
13 expectation that we will be finished well ahead of our
14 deadline.

15 CHAIRMAN HEDANI: You are going to have to repeat
16 that motion again. Is there a second?

17 COMMISSIONER MARDFIN: Second.

18 CHAIRMAN HEDANI: Seconded by Commissioner
19 Mardfin. Before we go to discussion, a comment from Corp
20 Counsel.

21 MR. GIROUX: Just on the issue of timing, I think
22 it's just so we avoid requests for legal questions at the
23 Council level. I think it's just really important that we
24 look at this. The law says 180 days from after the Maui
25 Planning Commission holds its first public hearing to

1 today, and today we start. And then we work from there as
2 far as figuring out are we going to make deadlines or not.

3 So I just want to really caution you, because I
4 mean it's always things like this that at the Council level
5 somebody says, well, technically the clock started. And
6 you're just like Oh, my gosh, here we go. We are going to
7 spend six months writing a legal opinion on how do we start
8 a clock. And I want to avoid that really at this level,
9 because I've seen this plan go through sue much, and I just
10 want you guys to really look at this as far as your
11 scheduling.

12 The law allows if we run into trouble we get an
13 extension by Council. Not administratively, we don't just
14 do it ourselves, we go and do it by Council. So if we can
15 stick to that I think that will help us out in our
16 decision-making.

17 CHAIRMAN HEDANI: Discussion? Commissioner Starr.

18 COMMISSIONER STARR: From what I just heard, then
19 the presentation of Plan B might have -- might not be
20 legally advisable. I'd like to, if that's the case, then
21 probably it should not be under consideration.

22 But I'd like to suggest we take a short recess and
23 let Corp Counsel and the long range staff discuss that, and
24 then come back to us about whether indeed Plan B is a
25 legally valid option or not, because I'm a bit confused over

1 discuss the Maui Island Plan.

2 The Maui Planning Commission shall transmit the
3 following to Council. And then one of the transmissions is
4 going to be your recommendations, findings, and proposed
5 revisions. So you have to accommodate for your ability to
6 compose all of your findings.

7 And I guess it's consistent with your motion, but
8 I just want to caution you because I'm looking at Options A
9 and B, and what I want to caution is that to look at today
10 as not being the starting day I think would be disingenuous.
11 We're having a public meeting, and in the sense that every
12 meeting subsequent to this is not going to be posted with a
13 30-day in the paper, you were just putting it on an agenda.
14 And that's the only requirement for this meeting, is that
15 it's on an agenda in that it's a public meeting.

16 I think we need to use that interpretation,
17 especially when you're using whether or not a clock starts
18 or stops. For us to say that we are going to continue our
19 public hearing leaves us to be able to basically render the
20 clock not starting ever. We just say we're still having
21 public hearings, and that's disingenuous.

22 I think that we have to, in order to avoid legal
23 rigamarole, just use today as saying, hey, it's on our
24 agenda, we had a public testimony regarding what's on our
25 agenda, and we are going to discuss the Maui Island Plan

1 whether it is. I'm hearing one thing from staff and I'm
2 hearing one thing from Counsel.

3 CHAIRMAN HEDANI: Additional discussion?
4 Commissioner Mardfin.

5 COMMISSIONER MARDFIN: I was going to make an
6 amendment to the motion anyway, but it's to take the
7 Tuesday, October 20th meeting and move it to Tuesday,
8 October 13, and then change our regular Maui Planning
9 Commission meeting from the 13th to the 20th. So that will
10 buy a week.

11 CHAIRMAN HEDANI: Is that a motion?

12 COMMISSIONER MARDFIN: It's a move to amend.

13 CHAIRMAN HEDANI: Is there a second? Any other
14 discussion?

15 COMMISSIONER STARR: I'll second the amendment for
16 discussion purposes. But I think that that still does not
17 settle the issue that Counsel has brought up, which I'm
18 hoping that long range and Counsel will end up speaking with
19 one voice on this.

20 CHAIRMAN HEDANI: Any other discussion? Are you
21 ready for the question?

22 COMMISSIONER MARDFIN: Mr. Chairman, we're ready
23 for a brief break so they can speak, rather than a motion.

24 CHAIRMAN HEDANI: No one has made a motion to take
25 a break, and we have an amendment and a motion on the floor.

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1 COMMISSIONER STARR: I requested a recess so that
2 we can have legal opinion, an opinion from the Planning
3 Department that is consistent, because we have two separate
4 opinions. Could we have a short recess so that we can do
5 that?

6 CHAIRMAN HEDANI: Commissioners, what's your
7 pleasure?

8 COMMISSIONER HIRANAGA: Sounds good.

9 CHAIRMAN HEDANI: Okay. Our court reporter is
10 developing a cramp, so we will go ahead and take a 10-minute
11 recess. Thank you.

12 (Whereupon a brief recess was had)

13 CHAIRMAN HEDANI: Okay, the meeting is back in
14 session. Director?

15 DIRECTOR HUNT: The Planning Department staff
16 conferred with legal counsel, and we believe that Option A
17 is the correct option at this time, given the language of
18 the ordinance Bill 84. However, Option A could be modified
19 today, such as adding fifth Tuesdays. Additionally, we
20 could add additional meetings as we progress along.

21 So staff really needs some kind of clear direction
22 so we can start organizing the logistics and noticing, et
23 cetera, but that doesn't mean it's etched in granite and it
24 can't change in the future.

25 CHAIRMAN HEDANI: Additional discussion? We have

1 we can to move up directed growth and implementation
2 evaluation, and monitoring. And other flexibility will
3 remain in terms of the subject matter. What we are really
4 locking in today are the dates, and we are doing that in
5 accordance with what is legal.

6 CHAIRMAN HEDANI: Thank you. Commissioner
7 Hiranaga.

8 COMMISSIONER HIRANAGA: I am confused. If the 180
9 days ends on October 19th, then why are we concluding our
10 review on September 15th?

11 CHAIRMAN HEDANI: Staff?

12 COMMISSIONER HIRANAGA: Will somebody explain that
13 to me?

14 MR. SUMMERS: Thank you, Mr. Chairman. That
15 would allow staff the time to prepare the Director's Report
16 for the County Council.

17 CHAIRMAN HEDANI: I think from the commission's
18 standpoint what you need to understand is that all of the
19 discussion that we have with staff is a recommendation
20 essentially, and it's staff's responsibility to take those
21 recommendations, come up with a final plan, and present that
22 plan to the County Council. Just because we say something
23 as a commission does not necessarily mean that that's going
24 to be the recommendation that goes forward to the County
25 Council. Counsel?

1 an amendment on the floor at this time. Commissioner Starr?

2 COMMISSIONER STARR: Mr. Chairman, if I have the
3 concurrence of the second seconder and the maker of the
4 amendment, I will be willing to withdraw that motion.

5 COMMISSIONER MARDFIN: You have that.

6 CHAIRMAN HEDANI: Are there any further motions to
7 offer at this time? Commissioner Hiranaga.

8 COMMISSIONER HIRANAGA: Question. So when is the
9 180 days? You didn't tell us.

10 DIRECTOR HUNT: 180 days starts today.

11 COMMISSIONER HIRANAGA: And ends?

12 DIRECTOR HUNT: 180 days from now. I don't have
13 the date in mind.

14 CHAIRMAN HEDANI: October 18th. Any additional
15 discussion, motions? Commissioner Mardfin.

16 COMMISSIONER MARDFIN: I'd like to move the
17 adoption of Option A modified to include June 30th and
18 September 29th.

19 CHAIRMAN HEDANI: Is there a second?

20 COMMISSIONER STARR: Second.

21 CHAIRMAN HEDANI: Seconded by Commissioner Starr.
22 Discussion? Commissioner Starr.

23 COMMISSIONER STARR: I'm doing that with the
24 expectation that what Commissioner Shibuya had suggested
25 will be part of the practice, in that we will do everything

1 MR. GIROUX: Just to add to that, I think, well,
2 more accurately they actually are going to take your varied
3 recommendations and compile that for the Council to review.
4 So it will be, they're not going to modify your
5 recommendations, your recommendations are what will be
6 transmitted to Council.

7 So you're basically going to be looking at the
8 Director's Report and the GPAC and making your
9 recommendations. So they're going to have to take your
10 recommendations, your findings, and your proposed revisions
11 and get it to Council, and I think that's what creates the
12 complexity in the compilation.

13 CHAIRMAN HEDANI: Okay. Correct my understanding
14 if it's incorrect then. Our approval is the final version
15 of the plan that goes forward?

16 MR. GIROUX: Well, they're going to be sending up
17 everybody. According to the law, everybody who has put an
18 effort into getting a draft out, all of that is getting
19 transmitted to the Council.

20 CHAIRMAN HEDANI: Okay, I understand.

21 MR. GIROUX: Which includes your additional work
22 that you guys are going to put together.

23 CHAIRMAN HEDANI: And those will go forward as
24 comments, just as we have with the original draft. All of
25 the comments of the GPAC.

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1 MR. GIROUX: Yes. So the Council is going to get
2 a pretty heavy book when they get the book, so they're going
3 to have some work to do. And staff is going to be helping
4 them analyze the different versions.

5 CHAIRMAN HEDANI: Thank you. Additional
6 discussion at this time? Guys, we're just deciding on the
7 schedule, okay. Commissioner Hiranaga.

8 COMMISSIONER HIRANAGA: Call me dumb, but I still
9 don't understand why the department needs 30 days to
10 transmit our comments, because they're not going to do
11 anything with it, they're just transmitting our comments.

12 They have to compile a report that has the Planning
13 Department's version, the GPAC's version, and our version,
14 but to transmit the Planning Commission's version why do
15 they need 30 days to do that? I don't understand.

16 CHAIRMAN HEDANI: Staff? John.

17 MR. SUMMERS: Thank you, Mr. Chairman. There's a
18 tremendous amount of work in the preparation and the
19 Director's Report, particularly as it relates to the
20 mapping. We will be doing a lot of live GIS in the various
21 meetings. Most of the directed growth happens towards the
22 end of the process. There is a fair amount of time involved
23 doing all of that mapping, doing all the printing and
24 collating and everything else. So our projection is that we
25 need at least 30 days to do that.

1 are going to have the GPAC plan, you are going to have
2 several iterations of the Planning Department's plan, you
3 are going to have the Planning Commission's plan, and all
4 that has to go to Council in some logical way. Put
5 yourselves in Council's shoes so they can understand it and
6 make some kind of sense out of it.

7 CHAIRMAN HEDANI: I think the other comment that
8 I'd like to offer at this time is that staff has prepared
9 not only the Maui Island Plan, but also the plans for two
10 other islands. So ours is the biggest third, I guess is the
11 way I'll look at it, of a three part plan that they have to
12 compile and make sure it makes sense and get it up to
13 Council. Commissioner Mardfin.

14 COMMISSIONER MARDFIN: I would like to mention
15 that I want to speak in support of my motion. I had
16 understood that while we are putting this down as our
17 option, there is some flexibility. One of the ways that we
18 can be flexible is instead of doing our Maui Planning
19 Commission stuff that we normally do twice a month, we could
20 cut it, if need be, we could cut it down to once a month so
21 we'd have three or four meetings a month on the Maui Island
22 Plan.

23 So I think there are ways to handle this. What
24 we're trying to do is get something passed today with an
25 outline. And basically we're saying we are going to meet

1 CHAIRMAN HEDANI: Additional discussion?
2 Commissioner Shibuya.

3 COMMISSIONER SHIBUYA: I'm in favor of what
4 Commissioner Hiranaga is mentioning here and inferring that
5 we have 180 days to make a decision to review the Maui
6 Island Plan. Here we are standing in, we're looking at
7 possibly 150 days. That's a different view on this item. I
8 would like to have the Maui Planning Commission take the
9 whole 180 days to review this plan and come up with a
10 decision.

11 I would ask that the Planning Department review
12 with the County Council members to view the intent of the
13 law and perhaps obtain a 30-day extension just to process
14 the approved portion of the Maui Planning Commission. I
15 would probably float that suggestion, rather than us trying
16 to fit everything in to the 150 days that the plan has
17 proposed.

18 CHAIRMAN HEDANI: Director?

19 DIRECTOR HUNT: Just to remind everyone, what you
20 have 180 days to do is to transmit your recommendations to
21 the Council, not to review the plan. That's not what the
22 law says. You have 180 days to transmit your
23 recommendations. It takes a lot of work to compile a plan
24 in a professional, presentable, understandable manner. You
25 are going to have the original Planning Department plan, you

1 every Tuesday by adding those extra two days. And we will
2 maybe adjust our regular Maui Planning Commission meetings
3 dealing with zoning and dealing with projects, eliminating
4 whatever we need to do to get this job done, so that we are
5 finished our part of it in 150 days and the Planning
6 Department has 30 days to do their little bit.

7 CHAIRMAN HEDANI: Additional discussion? Are you
8 ready for the question? The motion on the floor is to adopt
9 plan, correct me if I am wrong, adopt Plan A with the
10 addition of two additional fifth Fridays. That's basically
11 it. Staff has already taken the comments that were offered
12 by Commissioner Shibuya relative to juggling on the
13 implementation on long range, so that's been noted.

14 Any further discussion? All those in favor --
15 Commissioner Guard.

16 COMMISSIONER GUARD: If that's what everyone
17 wants, I'll go ahead with it. But already I can see that I
18 won't be making those two fifth meetings, more than likely.

19 CHAIRMAN HEDANI: I think the other thing that we
20 also need to keep in mind is that if you want, this
21 Commission can meet every day for 180 days, if that's what
22 it takes to get it done. So it's up to you. It's flexible.
23 This is what they're recommending.

24 COMMISSIONER GUARD: Is that a motion.

25 CHAIRMAN HEDANI: It's just that I am not going to

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1 provide refreshments every day for 180 days. (Laughter)
 2 Are you ready for the question? Plan A plus two
 3 days. All those in favor signify by saying "aye."
 4 (A chorus of ayes)
 5 Opposed "nay."
 6 (None)
 7 Carried. Thank you. Director?
 8 DIRECTOR HUNT: John, was there any other review
 9 process or procedures that we need go over?
 10 MR. SUMMERS: No, that concludes that section.
 11 DIRECTOR HUNT: So your next item for the Planning
 12 Commission is to open your public hearing. The Director is
 13 transmitting the Maui Island Plan to the Planning Commission
 14 pursuant to the provisions of Chapter 2.80B of the Maui
 15 County Code. The direction is to open the public hearing
 16 and take testimony.
 17 CHAIRMAN HEDANI: Commissioner Mardfin.
 18 COMMISSIONER MARDFIN: Point of information. That
 19 was D-1, I believe, on the agenda that we just completed.
 20 Are we going to deal with the D-2, 3 and 4?
 21 CHAIRMAN HEDANI: We covered D-1 through 4.
 22 DIRECTOR HUNT: That's my understanding, is long
 23 range staff is done with item D and all the sub items.
 24 COMMISSIONER MARDFIN: I didn't know if we had
 25 agreed to all the ground rules.

1 the mechanics.
 2 My challenge with this plan as a builder, I am not
 3 a developer, I am not a landowner, I'm a contractor. I
 4 employ 30 people. I do payroll, blah, blah, blah. But I'm
 5 just saying I want you to know where I'm coming from as far
 6 as my quote vested interest. I want to focus on
 7 sustainability. And I mean I'm kind of shaking right now, I
 8 get chicken skin because my concern right now is our
 9 employment base. Our small businesses on the island are
 10 dying, okay. And I don't want to just make jobs, I don't
 11 want to just generate useless kind of crap like that.
 12 But the concern about offshore housing, the
 13 concern about offshore people coming and taking quote our
 14 jobs, we are assuring it right now, okay. In three years if
 15 it continues like this, at this real down and out, without
 16 government stepping up -- I'm very disappointed in the
 17 administration, I'll tell you that in a minute -- all of our
 18 family companies and infrastructure is going to deteriorate.
 19 We will survive as janitors, maintenance guys,
 20 working at Home Depot doing stuff. We're not going to maki,
 21 some of us are staying here. We are going to survive. But
 22 in five years or wherever we are blessed to be able to ramp
 23 up and be able to build the stuff that you're hoping for,
 24 and in five years it will still be in the community plan
 25 process.

1 CHAIRMAN HEDANI: They were up on the slide.
 2 Don't be angry, be friends.
 3 COMMISSIONER MARDFIN: Are we adopting that with a
 4 motion?
 5 CHAIRMAN HEDANI: Those were general guidelines, I
 6 think, that they were providing for us.
 7 COMMISSIONER MARDFIN: So that was more
 8 informational rather than prescriptive?
 9 DIRECTOR HUNT: That's how we intended it. If
 10 this body wants to go into some kind of formal --
 11 COMMISSIONER MARDFIN: That's fine.
 12 CHAIRMAN HEDANI: Shall we go ahead and open the
 13 public hearing at this point? Okay, we'd like to open it up
 14 to members of the public at this time for testimony. If you
 15 haven't signed up, just walk up to the mic and state your
 16 name, and you have three minutes. Thank you.
 17 MR. COOK: Aloha, Commissioners. My name is
 18 Thomas Cook. Thank you for the opportunity to give
 19 testimony today. Here is basically a resident/business
 20 person/grandparent/father. Anyway, community member. I did
 21 serve on the GPAC for three-and-a-half years.
 22 I am supportive of the plan. I am disappointed in
 23 the process to date. I will encourage you to, from my
 24 perspective, hopefully look at some of the philosophy and
 25 goals, as opposed to simply getting stuck in the minutia of

1 We are going to have cookie cutter construction
 2 companies from the mainland, and everybody is going to come
 3 in, and this place is going to get whiter and whiter and
 4 whiter. And I tell you, it doesn't have to be that way.
 5 And I think even people who have good intentions, it just
 6 doesn't work, okay.
 7 I think that the current administration, the
 8 Tavares administration, has failed us in that Bill 84. I
 9 testified against it as president of the Contractor's
 10 Association, and we all discussed it in community-wise
 11 yield. If it was transparent and the stakeholders,
 12 government, community, industry, which is agriculture,
 13 commercial, construction, tourism, all the landowners all
 14 work together.
 15 BOARD SECRETARY PAREDO: Three minutes.
 16 MR. COOK: Can I have one more minute? I'll go
 17 ahead and wrap up. If we all work together then this plan
 18 would really be a useful tool for the community to get away
 19 from litigation and contested case hearings and all the
 20 pilikia.
 21 Okay, this plan doesn't do that. It's just a
 22 bunch of policy bureaucratic crap that does not help me
 23 build an affordable house. It does not help me employ
 24 anybody, okay. It's putting us out of business, because it
 25 took three-and-a-half years, and the administration never

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1 stepped up to manage it, and now it's going to be another
2 three years.

3 You guys can do it in 180 days, and then you are
4 going to talk to the community plans. So I'm just telling
5 you I'm supportive of the process and I'm cheering for you
6 guys. I did this for three-and-a-half years, it's worth
7 doing, but good luck.

8 Aloha and mahalo. And I love the planning guys,
9 everybody has a good heart, everybody has good intentions.
10 So don't take me wrong, my passion is not anger.

11 CHAIRMAN HEDANI: Thank you for your comments.
12 Any other members of the public that would like to offer
13 comments at this point?

14 Seeing none, the public hearing is closed. It's 5
15 minutes to 12. We are going to go ahead and take a break
16 for lunch, and we will be back at 1:00. Thank you.

17 (Whereupon the lunch recess was taken)

18 CHAIRMAN HEDANI: Planning Commission meeting of
19 April 21st is back in session. We are on item F, Maui
20 Planning Commission discussion of and recommendations
21 related to the draft Maui Island Plan's vision and core
22 values. Director?

23 DIRECTOR HUNT: The department thought we could
24 take you through the Maui Island Plan vision and core
25 values. This is your opportunity to revise them and ask

1 the April 2008 draft.

2 At that point we had two separate workshops with
3 GPAC, one in Hana and then a second one in Spreckelsville,
4 where they were refined. They did not really change
5 significantly, I don't believe. As Jeff pointed out, the
6 purpose of this is really sort of the cornerstone of the
7 plan, if you will. It identifies the basic issues that from
8 there GPAC inserted into appropriate sections.

9 We're going to handle this I believe exactly like
10 you did the countywide. I have the core visions up on a
11 screen. You can ask for revisions. I'm not the best
12 clerical, we have someone else who is going to be here
13 briefly to take over for me. But we will make edits.

14 And I would suggest you use the process that I
15 suggested earlier, where you make a motion to accept, people
16 can propose amendments, and then motions can be taken
17 through each of those.

18 CHAIRMAN HEDANI: Director?

19 DIRECTOR HUNT: Just one other comment. In terms
20 of the legal framework, vision statements and core values,
21 at least to the best of my knowledge, never have legal
22 ramifications. You don't use them to review development
23 proposals. You wouldn't deny a development proposal
24 outright based on the vision or core values.

25 The vision and core values are used to adopt

1 questions about it. Essentially, this is part of the Maui
2 Island Plan. When you look at planning, comprehensive
3 planning, generally the methodology is -- there's standard
4 methodology, and you start with the basics.

5 Like Dave mentioned earlier, you start with the
6 land and the population, and then you go into culture, and
7 eventually you get to your desired future, which is the land
8 use. The same with your policies. In order to understand
9 where your policies are derived from, you need to have a
10 vision and core values to set the general direction for
11 those policies.

12 So again, it's very general, it's very broad, as a
13 vision and core values should be, but it does set the tone
14 and the overall guidance for the best of the document. So
15 it shouldn't be underestimated in its importance. And with
16 that, I'll turn it over to Dave and John.

17 CHAIRMAN HEDANI: Dave, for the court reporter's
18 benefit, we ask that you slow the presentation down a little
19 bit in terms of your speech?

20 MR. MICHAELSON: Sure. Mr. Chair, we don't have a
21 formal presentation on the core values. I can tell you how
22 they were derived. They started with Focus Maui Nui, which
23 was the public process that I described briefly to you
24 earlier. From there, there were some revisions -- and Jeff,
25 correct me if I am wrong -- during the staff preparation of

1 policies and goals, and specifically ordinances in the
2 future, which then are used to review development proposals,
3 for example. So again, they're not legally binding but they
4 are important, and they give broad guidance.

5 CHAIRMAN HEDANI: Commissioners? Commissioner
6 Mardfin.

7 COMMISSIONER MARDFIN: I have questions on two of
8 them, and I'd just like somebody to explain them to me. The
9 first one is K, "Establish a land transportation system that
10 encourages non-automobile based modes including but not
11 limited to walking, biking and mass transit." What else is
12 there?

13 MR. MICHAELSON: The only one I can think of is
14 like astral projection or something.

15 COMMISSIONER MARDFIN: I thought about
16 skateboards, actually.

17 MR. MICHAELSON: Skateboarding is not a crime,
18 right? Yeah, I mean it's actually obviously all
19 encompassing.

20 CHAIRMAN HEDANI: Any other questions?
21 Commissioner Mardfin.

22 COMMISSIONER MARDFIN: That was -- I was kind of
23 curious about that. But the one I'm much more concerned
24 about, to be honest, is number L, "Resolve land and
25 ownership entitlement issues." To me, that's not very

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1 clear, and I'd like to know what's intended.
 2 MR. MICHAELSON: This core value occupied almost
 3 literally hours of discussion. And where it started is that
 4 there was a perception on the part of -- and Warren, please
 5 jump in if I mistake GPAC's intent -- it was that
 6 particularly in Hana we had a lot of testimony about ceded
 7 lands, as you can expect. And we also heard it in several
 8 other places, not just Hana.
 9 So GPAC felt that they wanted to develop a goal.
 10 This was the final version that would essentially just put
 11 it on page, all right. It would just recognize that it's a
 12 real issue. They also recognized, GPAC, that it's really a
 13 legal issue. It will ultimately be settled in places far
 14 above the Maui Planning Commission. But they just wanted to
 15 make sure that the intent was there. Like I said, it
 16 occupied hours of debate, as you can imagine.
 17 CHAIRMAN HEDANI: Okay. Any other discussion?
 18 Commissioner Starr.
 19 COMMISSIONER STARR: There was one item I don't
 20 see on here, and I'd like to try to remedy that, which is
 21 the local production of food stuff. So I'd like to suggest
 22 as a second sentence on E, after "Preserve rural and
 23 agricultural lands," full stop, we would add something to
 24 the extent of, "encourage growth and production of food for
 25 local consumption."

1 and materials that can be grown or provided locally. It's
 2 saying the same thing.
 3 CHAIRMAN HEDANI: Okay, let me ask a question.
 4 Procedurally do you want to have a motion on the floor for
 5 adoption of all of these, of the statements as presented,
 6 and then make amendments, just so that we don't keep going
 7 over the same thing over and over again? How do you want to
 8 proceed? Commissioner Hiranaga.
 9 COMMISSIONER HIRANAGA: When we did the Countywide
 10 Plan I think recommendations or suggestions were proposed
 11 and we sort of asked if there's a consensus to change it at
 12 that point. And if not, we took a vote so that we wouldn't
 13 have to keep coming back to it. I liked the way that
 14 worked.
 15 CHAIRMAN HEDANI: Okay. Does that work for
 16 everybody? Okay, Commissioner Guard.
 17 COMMISSIONER GUARD: Just in response to
 18 Commissioner Shibuya, it seemed like it may be talking about
 19 other materials more than just food. I don't know if it was
 20 more of a fuel-based or even discussing about building
 21 materials being made out of the cane that they used to try
 22 to do. And E seemed to be a little more specific on the
 23 food production. So maybe just leave it with the change to
 24 E.
 25 CHAIRMAN HEDANI: Commissioner Mardfin?

1 CHAIRMAN HEDANI: Any other comments or
 2 discussion? Commissioner Hiranaga.
 3 COMMISSIONER HIRANAGA: Just going back to L, I'm
 4 just wondering if that really is a core value, "Resolve land
 5 and ownership entitlement issues." It seems like more of an
 6 objective or a goal. It doesn't seem to be a core value.
 7 I'm kind of questioning its appropriateness there.
 8 CHAIRMAN HEDANI: Any other comments, discussion?
 9 Commissioner Shibuya.
 10 COMMISSIONER SHIBUYA: On item number I --
 11 Commissioner Starr mentioned on item E, "Encourage the
 12 growth and production of local foods." On item I, the last
 13 part of the sentence there it's a negative. It says,
 14 "Reducing reliance on imported products and materials that
 15 can be grown or provided locally." That is the intent, and
 16 that could be part of E, would it not?
 17 CHAIRMAN HEDANI: You're saying it's already
 18 picked up and it should be moved?
 19 COMMISSIONER SHIBUYA: Well, either we strike it
 20 out here, but it's dealing with the term of long-term
 21 sustainability and how we want to treat that thought. In
 22 one sense we're preserving rural and agricultural lands to
 23 encourage growth and production of local foods, and at the
 24 same time we're also saying we want to increase our
 25 sustainability by reducing our reliance on imported products

1 COMMISSIONER MARDFIN: In L I have a suggested
 2 wording. I agree with your point about resolving is way
 3 above our pay grade. I would eliminate the word "resolve"
 4 and substitute "recognize and be sensitive to."
 5 CHAIRMAN HEDANI: Commissioner Shibuya.
 6 COMMISSIONER SHIBUYA: I would like to add to
 7 that, "resolve land" or I mean "Resolve kuleana land and
 8 ownership of ceded ownership entitlement type of issues."
 9 Is that what you're talking about?
 10 COMMISSIONER MARDFIN: I don't have a problem with
 11 that, but if we're starting to make a list of --
 12 CHAIRMAN HEDANI: One at a time for the court
 13 reporter, please. Commissioner Mardfin.
 14 COMMISSIONER MARDFIN: I don't have a problem with
 15 that, except if we're making a list we're likely to leave
 16 something out. Land and ownership entitlement issues seems
 17 to be very broad, and since this is a vision I would go for
 18 the broader view. But I would delete "resolve" because I
 19 don't think we can. But "recognize and be sensitive to" is
 20 a core value, I believe.
 21 CHAIRMAN HEDANI: Staff, are we getting all of
 22 this?
 23 MR. MICHAELSON: I believe so, yes.
 24 CHAIRMAN HEDANI: Let us know if we're moving too
 25 fast on this, okay?

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1 COMMISSIONER MARDFIN: Mr. Chairman?
 2 CHAIRMAN HEDANI: Commissioner Mardfin.
 3 COMMISSIONER MARDFIN: Back to the procedural way
 4 that we were discussing a minute ago, I've sort of made a
 5 suggestion. Do we discuss it, do we vote on it, do we say
 6 is there consensus?
 7 CHAIRMAN HEDANI: No one has made a motion. How
 8 do you want to proceed?
 9 COMMISSIONER MARDFIN: Well, I viewed that as a
 10 motion, it was a suggestion for a wording change. If you
 11 want it in the form of a motion, I can do that, if you want
 12 to just put ideas out.
 13 CHAIRMAN HEDANI: Because the suggestions are
 14 coming out so quickly and not necessarily with consensus of
 15 everybody, maybe we should make it in the form of a motion.
 16 COMMISSIONER STARR: Mr. Chair?
 17 CHAIRMAN HEDANI: Commissioner Starr.
 18 COMMISSIONER STARR: I'd like to suggest that we
 19 add on what we feel should be done, and then if anyone has a
 20 problem with them we separate those out and pass the bulk,
 21 and then deal with those that are separated out. Maybe we
 22 will get to a position --
 23 CHAIRMAN HEDANI: Do you want to throw everything
 24 up on the wall at one time and then sort through them, or do
 25 you want to go through them each one at a time?

1 lands. As was noted, that would be -- these are
 2 aspirational. The policy language is a lot more specific in
 3 terms of how that would happen.
 4 COMMISSIONER HIRANAGA: That's not what it's
 5 saying though, it's not saying prime ag, it's saying ag.
 6 You might suggest the word "manage rural and agricultural
 7 lands."
 8 CHAIRMAN HEDANI: Staff comments? The word
 9 "preserve" as opposed to a word like "protect" in terms of
 10 level.
 11 MR. SUMMERS: Again, I think the goal of the
 12 vision and core values is really just set for that
 13 aspirational framework, which would then be further
 14 specified in a policy. So I think the question that you
 15 should be asking is whether or not E with the word
 16 "preserve," which is a much stronger word than "manage," is
 17 in your mind too specific for this section, or whether it
 18 sets and accurately portrays the future desire of the
 19 community.
 20 CHAIRMAN HEDANI: Commissioner Hiranaga.
 21 COMMISSIONER HIRANAGA: Well, I go back to the
 22 statement that was made previously, that the population of
 23 Maui will grow. So where does it grow, if it doesn't grow
 24 into rural or ag lands, you have got conservation lands, you
 25 have got already designated urban lands. So when you say

1 COMMISSIONER STARR: I would prefer to put them
 2 up, and then if anyone has a problem with any of those then
 3 we separate those out and we pass the bulk, and then go back
 4 and deal with those that are controversial. Maybe we will
 5 just have consensus.
 6 CHAIRMAN HEDANI: Does that work for everybody?
 7 Okay, any other suggested changes? Commissioner Hiranaga.
 8 COMMISSIONER HIRANAGA: Just clarification for L.
 9 Did you want the word "kuleana" still in there or not? I
 10 think Ward you said that. I think it narrows the scope.
 11 COMMISSIONER MARDFIN: In the spirit of putting
 12 everything on, you can put it on.
 13 COMMISSIONER HIRANAGA: I believe it narrows the
 14 scope, so it's just to land and ownership entitlement issues
 15 I think is a more general statement versus just kuleana
 16 lands.
 17 CHAIRMAN HEDANI: Historically I think kuleana is
 18 a division of land ownership, so it's very specific.
 19 Ahupua'a, kuleana, you're restricting it to a certain
 20 category. Any other discussion? Commissioner Hiranaga.
 21 COMMISSIONER HIRANAGA: On E I'm kind of
 22 questioning the word "preserve." Can you define preserve
 23 for me, keep current rural lands that we have forever?
 24 MR. SUMMERS: I think the underlying intent there
 25 is to preserve primarily productive and prime agricultural

1 "preserve," in my opinion you're saying rural and ag lands
 2 kapu, you can't touch those.
 3 But you're saying we're going to grow, so that's
 4 why you manage what rural and ag lands you have, to minimize
 5 the impact as to where growth goes. I would think your
 6 urban growth boundaries do encroach into ag lands and rural
 7 lands. I haven't looked at the maps, I'm just making a
 8 guess.
 9 CHAIRMAN HEDANI: Additional discussion?
 10 Commissioner Starr.
 11 COMMISSIONER STARR: Yeah, I prefer the word
 12 "preserve" and also "resolve," the stronger words because,
 13 you know, I feel that that's here -- we're in, you know, a
 14 core value, and a core value is to try to keep them, you
 15 know, as much ag and rural as we can. And then to do infill
 16 in the urban areas rather than manage agricultural lands
 17 sounds like we're going to convert it into lead smelters or
 18 something.
 19 It's like you can do anything when you manage it,
 20 which is a very different process than preserving it to the
 21 extent possible. I think we all realize that as we grow we
 22 do have to, you know, expand the urban side of it, and it
 23 will probably shrink. But I think it is a feeling that to
 24 the greatest extent possible we want to maintain that
 25 agricultural and rural aspect.

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1 CHAIRMAN HEDANI: Mel? Go ahead.
 2 MR. MELEKA: Thank you, Mr. Chairman. Just one
 3 clarification.
 4 CHAIRMAN HEDANI: For the court reporter's
 5 purposes, could you state your last name also.
 6 MR. MELEKA: Yes, Meleka, M-E-L-E-K-A.
 7 CHAIRMAN HEDANI: Go ahead.
 8 MR. MELEKA: Just a minor clarification about the
 9 core value. Actually, it is intended to be -- we are
 10 talking about the future really, because you are setting the
 11 core value for what is coming really, not for what is in
 12 today. So what Commissioner Starr mentioned really fits
 13 within this kind of definition, that we really want to look
 14 at the future.
 15 And actually, what you decided or what you will
 16 decide in terms of where will be the urban, where will be
 17 the rural, and where will be the accurately, and this core
 18 value statement will be reflecting that. So if you want to
 19 preserve and you already preserve certain areas for ag and
 20 you have already defined where is the rural, then this
 21 statement preserve will be much more realistic than manage.
 22 It's just a staff clarification.
 23 CHAIRMAN HEDANI: Thank you. Additional
 24 discussion? Commissioner Mardfin.
 25 COMMISSIONER MARDFIN: I would prefer it not be

1 we can go about this. Why don't we start at the top and go
 2 down, and then as we pass each section it's passed forever
 3 more. Any comments on the first item, Maui Island Vision
 4 Statement?
 5 Okay, my only comment on that was that when you,
 6 we all presume everybody knows what Ua mau ke ea o ka aina i
 7 ka pono means, but for those who are not of Hawaiian
 8 ancestry maybe we can add a tag or translation under there
 9 that says "The life of the land is" is I'm not sure if it's
 10 "preserved" or "perpetuated in righteousness" beneath it, so
 11 we don't assume everybody understands what it says.
 12 Does anybody have any other comments on the vision
 13 statement? Let's move on to the next section. Section A,
 14 "Be good stewards of our precious 'aina kai and wai by
 15 applying sound natural resource management practices and
 16 preserving resources for generations to come." No changes?
 17 Section B, "Respect and protect our heritage,
 18 traditions, and multi-cultural resources." Any changes?
 19 Section C, "Plan and build communities and small
 20 towns that include a diversity of housing for all income
 21 levels of Maui residents."
 22 Section D, "Retain and enhance the uniqueness and
 23 sense of place of Maui's traditional small towns."
 24 Section E, "Preserve rural and agricultural
 25 lands." That was the original. What we have now is

1 "manage," but I don't like, I have a problem with "preserve"
 2 also. I think I could live with "preserve appropriate rural
 3 and agricultural lands." And I think if you say "preserve
 4 rural and agricultural lands" it could imply that we're
 5 doing everything that is there now. And I think we are
 6 going to be recommending some changes. So if we "preserve
 7 appropriate rural and agricultural lands" as defined in
 8 other parts of the plan, I think that would fit with at
 9 least my view of it.
 10 CHAIRMAN HEDANI: Okay, why don't we set that one
 11 aside for discussion later and then move on. Commissioner
 12 Shibuya.
 13 COMMISSIONER SHIBUYA: Well, if you are going to
 14 set it aside, I'll comment later on then, unless you want me
 15 to comment on the same item.
 16 CHAIRMAN HEDANI: How do you want to proceed?
 17 Okay, let's hash this one out. Go ahead.
 18 COMMISSIONER SHIBUYA: I prefer just "preserve
 19 prime rural and agricultural lands to encourage the growth
 20 and production of local foods," taken off of Commissioner
 21 Starr's thoughts.
 22 CHAIRMAN HEDANI: "Prime" meaning for agriculture
 23 as opposed to rural, right, versus prime rural lands?
 24 COMMISSIONER SHIBUYA: That's correct.
 25 CHAIRMAN HEDANI: There must be a more orderly way

1 "Preserve prime" -- actually, it should be "Preserve rural
 2 and prime agricultural lands." Are you taking two sentences
 3 in a core value or should they be split? It doesn't matter?
 4 The second sentence is -- I can't read that. Commissioner
 5 Mardfin.
 6 COMMISSIONER MARDFIN: My suggestion is not in
 7 there. My suggestion was that we add a word after preserve
 8 and the word after preserve should be "appropriate."
 9 CHAIRMAN HEDANI: Appropriate. "Preserve
 10 appropriate rural and prime agricultural lands to encourage
 11 growth and production of food for local consumption."
 12 Commissioner Starr.
 13 COMMISSIONER STARR: Yeah, I have several problems
 14 with that. One is that encouraging growth and production of
 15 food for local consumption should be a separate sentence,
 16 because that's not the only reason to preserve rural and
 17 agricultural lands. And I still feel that the concept of
 18 preserving rural and agricultural lands is the correct
 19 statement. I think the GPAC got that right in that that's
 20 what we should be attempting to do. And once you start
 21 defining appropriate, everyone has their idea of what's
 22 appropriate. To someone who thinks that it should all be
 23 paved over, then none of it is appropriate.
 24 As it was, you know, put forward by the GPAC is a
 25 very clear statement that, you know, I feel is the right

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1 thing to do. You know, keeping the green space and keeping
2 it open.
3 CHAIRMAN HEDANI: On this one since we have some
4 discussion on it, can someone make a motion one way or
5 another? Commissioner Mardfin.
6 COMMISSIONER MARDFIN: I move that E be as
7 follows, "Preserve appropriate rural and prime agricultural
8 lands. Delete "to." "And encourage growth and production of
9 food for local consumption."
10 CHAIRMAN HEDANI: Is there a second? Is there any
11 other motion at this time? Commissioner Starr.
12 COMMISSIONER STARR: Yeah, I move that it be,
13 "Preserve appropriate rural and agricultural lands," full
14 stop, and then "Encourage growth and production of food for
15 local consumption."
16 CHAIRMAN HEDANI: John, you have got to use the
17 microphone.
18 DIRECTOR HUNT: Julie, there would be a period
19 after lands, and either a capital A or capital E.
20 COMMISSIONER STARR: That's correct now.
21 CHAIRMAN HEDANI: Why don't you repeat that.
22 COMMISSIONER STARR: "Preserve appropriate rural
23 and agricultural lands," the word "prime" should be deleted,
24 and then "Encourage growth and production of food for local
25 consumption."

1 CHAIRMAN HEDANI: Further discussion?
2 Commissioner Guard.
3 COMMISSIONER GUARD: Based on staff, it was more
4 of a core value, like a big picture item, versus the rule
5 that we are going to follow. So the idea is we're trying to
6 preserve ag land, not that you're mandated to do so.
7 CHAIRMAN HEDANI: Additional discussion?
8 Director.
9 DIRECTOR HUNT: Yes, I agree with Commissioner
10 Guard's comment. If you read the introductory sentence to
11 the whole list of it, it says, "To achieve our island's
12 vision we will be guided by the following values."
13 CHAIRMAN HEDANI: Okay, additional discussion?
14 Mr. Summers.
15 MR. SUMMERS: Thank you, Mr. Chairman.
16 Essentially what the rest of the document does is define
17 what these broad aspirational statements mean. So through
18 the growth boundaries and through the policies in the land
19 use section we get more specific and determine and define
20 what appropriate is, and whether prime or productive is the
21 appropriate term. So that's the rationale for keeping it
22 very broad and aspirational, rather than getting more
23 specific in this section of the document.
24 CHAIRMAN HEDANI: Additional discussion? Ready
25 for the question? The sentence as proposed does not include

1 CHAIRMAN HEDANI: Is there a second?
2 COMMISSIONER SHIBUYA: I'll second.
3 CHAIRMAN HEDANI: Seconded by Commissioner
4 Shibuya. Discussion? Commissioner Hiranaga.
5 COMMISSIONER HIRANAGA: My recollection was
6 Commissioner Starr was against the word "appropriate" but
7 now you want to include it?
8 COMMISSIONER STARR: Yes, I'm sorry, we will
9 strike the word "appropriate."
10 CHAIRMAN HEDANI: Any further discussion?
11 Commissioner Hiranaga.
12 COMMISSIONER HIRANAGA: I will be voting against
13 the motion. I prefer the verbiage "Preserve rural and prime
14 agricultural lands" and delete the second sentence. So I
15 will be voting against the motion.
16 CHAIRMAN HEDANI: Further discussion?
17 Commissioner Mardfin.
18 COMMISSIONER MARDFIN: I'm also going to be voting
19 against it, because I don't think we can go with everything.
20 I think there are some lands that are appropriate for this.
21 There's a lot of agricultural -- I am going to vote against
22 this because I think there are a lot of rural and
23 agricultural lands that are basically unsuited for
24 agriculture, and so I think that we need to recognize that.
25 So I'll be voting against this as stated.

1 the word "appropriate," as proposed?
2 COMMISSIONER STARR: It does not.
3 CHAIRMAN HEDANI: So it reads, "Preserve rural and
4 agricultural lands. Encourage growth and production of food
5 for local consumption." No further discussion? All those
6 in favor signify by saying "aye."
7 (A chorus of ayes)
8 Opposed "nay."
9 (A chorus of nays).
10 All those in favor signify by raising your hand.
11 Three in favor.
12 Opposed same sign.
13 Three opposed. Motion dies. Any further
14 discussion on item E? Commissioner Hiranaga.
15 COMMISSIONER HIRANAGA: I'd like to make a motion,
16 "Preserve rural and prime agricultural lands." Delete the
17 second sentence.
18 CHAIRMAN HEDANI: Is there a second?
19 COMMISSIONER HIRANAGA: "Prime agricultural
20 lands."
21 CHAIRMAN HEDANI: Any further motions at this
22 time? Commissioner Mardfin.
23 COMMISSIONER MARDFIN: I would like to, the last
24 sentence that was put in there, "Preserve rural and prime
25 agricultural lands" didn't have a second. I would like to

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1 propose that the wording be, "Preserve appropriate rural and
 2 agricultural lands. Encourage growth and production of food
 3 for local consumption."
 4 CHAIRMAN HEDANI: Is there a second?
 5 COMMISSIONER MARDFIN: It's the existing E with
 6 the word appropriate in there.
 7 CHAIRMAN HEDANI: Is there a second?
 8 COMMISSIONER STARR: Second.
 9 CHAIRMAN HEDANI: Seconded by Commissioner Starr.
 10 So the motion reads, "Preserve appropriate rural and prime
 11 agricultural lands. Encourage growth and production of food
 12 for local consumption." Discussion? Commissioner Starr.
 13 COMMISSIONER STARR: Was the word "prime" in your
 14 motion, Commissioner Mardfin?
 15 COMMISSIONER MARDFIN: No.
 16 COMMISSIONER STARR: I didn't think so, because it
 17 wasn't in my second.
 18 CHAIRMAN HEDANI: Any further discussion? Ready
 19 for the question?
 20 All those in favor of "Preserve appropriate rural
 21 and agricultural lands. Encourage growth and production of
 22 food for local consumption," signify by saying "aye."
 23 (A chorus of ayes)
 24 Opposed "nay."
 25 (Nay)

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1 One nay. The motion is carried.
 2 Any additional action on item E, or should we move
 3 on to F? Section F, "Secure necessary infrastructure
 4 concurrently with future development." Everyone in
 5 agreement? Section G --
 6 COMMISSIONER HIRANAGA: F.
 7 CHAIRMAN HEDANI: Commissioner Hiranaga.
 8 COMMISSIONER HIRANAGA: Can you define the word
 9 "secure"?
 10 CHAIRMAN HEDANI: Staff?
 11 MR. SUMMERS: Essentially what this term intends
 12 to do is ensure that we have infrastructure in place prior
 13 to or at the time of development.
 14 CHAIRMAN HEDANI: Commissioner Hiranaga?
 15 COMMISSIONER HIRANAGA: What you're saying is,
 16 prior to final subdivision approval, all necessary
 17 infrastructure must be in place?
 18 MR. SUMMERS: Well, that's starting to read like
 19 code language, so this is really more policy orientated. I
 20 wouldn't take it to that degree of specificity. But the
 21 basic concept is prior to a development occurring or at the
 22 same time, ensure or secure the adequate infrastructure for
 23 the project.
 24 COMMISSIONER HIRANAGA: Physically or monetarily?
 25 Because rarely is anything built in excess of demand, it's

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1 always a catch-up mode. So if you are going to say you
 2 can't build it unless it's a four lane highway, the state is
 3 not going to build a four lane highway unless you really
 4 need it. They never build in anticipation.
 5 MR. SUMMERS: It's both, typically.
 6 CHAIRMAN HEDANI: Additional discussion? Any
 7 proposed changes to section F?
 8 Section G, "Support efforts which contribute to a
 9 sustainable and diverse economy for Maui."
 10 Section H, "Create a political climate that seeks
 11 and responds to citizen input."
 12 Section I, Ensure Maui's long-term sustainability
 13 by: Incorporating the values inherent in the ahupua'a
 14 system; reducing dependency on non-renewable resources and
 15 encouraging the use of alternative energy sources; and
 16 reducing reliance on imported products and materials that
 17 can be grown or provided locally.
 18 That's a mouth full. Can you memorize that and
 19 repeat that three times, please? (Laughter)
 20 Any discussion on section I? Commissioner Starr.
 21 COMMISSIONER STARR: I know it's a semantic, but
 22 we're being asked to reduce reliance on imported products
 23 that can be grown locally. I think the way it's stated
 24 means that -- I just think it's kind of unclear. Is it
 25 possible to just make a comment that perhaps staff can make

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1 it a little, you know, make it a little clearer? Because I
 2 think the intent is clear, but grammatically it's not.
 3 MR. SUMMERS: Yes, we can do that.
 4 CHAIRMAN HEDANI: Any additional discussion? My
 5 only comment is that a portion of that is redundant with
 6 paragraph E. Any other suggested changes for section I?
 7 Section J, "Show respect and dignity for every
 8 person living on Maui in all decisions about Maui's future."
 9 Section K, "Establish a land transportation system
 10 that encourages non-automobile based modes, including but
 11 not limited to walking, biking and mass transit."
 12 Commissioner Mardfin.
 13 COMMISSIONER MARDFIN: I could live with this
 14 certainly, but instead of "including but not limited to" how
 15 about "such as."
 16 CHAIRMAN HEDANI: "Such as" where?
 17 COMMISSIONER MARDFIN: Where she did it, "such as
 18 walking, biking and mass transit."
 19 CHAIRMAN HEDANI: Additional discussion?
 20 Commissioner Starr.
 21 COMMISSIONER STARR: I think the original language
 22 is better in that I mean you don't want to make walking just
 23 one of a possible mode. I mean that's the most basic one of
 24 all. So I think it should include walking and it should
 25 include biking and mass transit, whereas if you make it

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1 "such as," you know, it could be also, you know, lighter
 2 than aircraft or, you know, tunneling or something like
 3 that. These are at the real heart of the issue.
 4 CHAIRMAN HEDANI: Any other discussion? Are you
 5 okay with the change?
 6 COMMISSIONER STARR: No.
 7 CHAIRMAN HEDANI: Any other discussion?
 8 Commissioner Shibuya.
 9 COMMISSIONER SHIBUYA: On item K the way it's
 10 written does not limit the definition of the land
 11 transportation system, whereas if it was suggested to be
 12 "such as" you're actually limiting it only to walking,
 13 biking and mass transit. So I would like to leave it as is.
 14 COMMISSIONER MARDFIN: I'll retract my suggestion
 15 about the "such as." I just think it's awkward the way it
 16 is, but I don't care.
 17 CHAIRMAN HEDANI: Any other discussion? My only
 18 comment on section K was that we're ignoring the automobile,
 19 and if you ignore the automobile you're ignoring what most
 20 people do. So I don't know if that was intentional or not.
 21 But from my perspective, you should have an efficient
 22 transportation system that includes the automobile. That's
 23 just my comment. Commissioner Mardfin.
 24 COMMISSIONER MARDFIN: I'd like to make it a
 25 different suggestion than I had earlier. Just leave

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1 "including" but delete "but not limited to" because I have
 2 no idea what that refers to. That was my problem with it to
 3 begin with.
 4 CHAIRMAN HEDANI: Any dissent? Okay, any other
 5 discussion on item K? Are you all good with that?
 6 "Establish a land transportation system that encourages
 7 non-automobile based modes including walking, biking and
 8 mass transit."
 9 Item L, "Resolve, recognize and be sensitive to
 10 kuleana land ownership entitlement issues." This is a
 11 combination of all prior comments. Commissioner Mardfin.
 12 COMMISSIONER MARDFIN: I would like the word --
 13 the two things in parenthesis I'd like removed, and then it
 14 would have the wording that I would prefer.
 15 CHAIRMAN HEDANI: Why don't you make a motion and
 16 we will vote on this one.
 17 COMMISSIONER MARDFIN: I move that the phrasing
 18 be, "Recognize and be sensitive to land and ownership
 19 entitlement issues."
 20 CHAIRMAN HEDANI: Is there a second? No second.
 21 Commissioner Hiranaga.
 22 COMMISSIONER HIRANAGA: I was seconding it.
 23 CHAIRMAN HEDANI: Oh, you were seconding? Sorry.
 24 Moved by Commissioner Mardfin, seconded by Commissioner
 25 Hiranaga, "Recognize and be sensitive to land and ownership

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1 entitlement issues." Discussion? Commissioner Starr.
 2 COMMISSIONER STARR: I will be voting against
 3 that. I believe the intent of the GPAC was that these
 4 long-standing issues be resolved. That actual energy be put
 5 into trying to bring them to a conclusion, rather than just
 6 recognizing them.
 7 CHAIRMAN HEDANI: Additional discussion?
 8 Commissioner Hiranaga.
 9 COMMISSIONER HIRANAGA: Question for Corporation
 10 Counsel. Is it in the county's jurisdiction to resolve
 11 ownership rights?
 12 CHAIRMAN HEDANI: Esteemed Counsel?
 13 MR. GIROUX: I think as a value, you know, I mean
 14 it's debatable. The nuts and bolts I think is when you get
 15 down to how are you going to implement it. That's where the
 16 jurisdictional issues are going to come up. Because
 17 ultimately the courts are always the final arbiter of that.
 18 And then you have got your political arena. Sometimes the
 19 courts won't even touch it because they'll say, well, it's a
 20 political decision.
 21 But the county in making ordinances does have a
 22 certain amount of power. If you already look at our
 23 ordinance for subdivision, they will not give you
 24 subdivision unless you have a title search. And again,
 25 having a title search you still only have insurable title,

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1 you know. So that just says that when somebody goes and
 2 sues you, that while you're in court your insurance company
 3 will pay the bill.
 4 So this issue, all the county can do is create
 5 ordinances its own purview of what is comfortable. The
 6 Council receives land, the Council zones land, the Council
 7 community plans land, you know, there's all of these things,
 8 and some of those things don't deal with ownership.
 9 And so looking at a general value or looking at
 10 the general plan and saying what kind of laws or what kind
 11 of activities is the county going to get involved in, it can
 12 then make the political decisions of what kinds of laws it's
 13 going to pass.
 14 So at this juncture I mean I can't say this is
 15 something you can't do, but again, these are very general
 16 core values. So that's all, I mean that's the only guidance
 17 I can give you at this stage.
 18 CHAIRMAN HEDANI: Remind me to limit Counsel's
 19 responses to our questions in the future. (Laughter)
 20 Commissioner Mardfin.
 21 COMMISSIONER MARDFIN: In an attempt to secure a
 22 compromise on this, I would move to amend this to,
 23 "Recognize and be sensitive to land and ownership
 24 entitlement issues, and attempt to resolve them through the
 25 planning process." "And attempt to resolve them," period.

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1 CHAIRMAN HEDANI: Is there a second to the
2 amendment?
3 COMMISSIONER STARR: Second.
4 CHAIRMAN HEDANI: Seconded by Commissioner Starr.
5 Discussion on the amendment? Okay, the county is going to
6 attempt to resolve land issues. Any further discussion?
7 Ready for the question on the amendment? All those in favor
8 signify by saying "aye."
9 (A chorus of ayes).
10 Opposed "nay."
11 (Nay).
12 One nay, the amendment carries. Ready for the
13 main motion as amended? Discussion?
14 The main motion would read to, "Recognize and be
15 sensitive to land and ownership entitlement issues and
16 attempt to resolve them." I'm getting frowns. I'm getting
17 wrinkles on John's forehead. Oh, that's his thinking mode,
18 okay. Discussion? Commissioner Guard.
19 COMMISSIONER GUARD: Would it be "ownership,
20 entitlement issues"? Like "land, ownership, and entitlement
21 issues," or is it "ownership entitlement issues"?
22 CHAIRMAN HEDANI: Mr. Summers?
23 MR. SUMMERS: Thank you, Mr. Chairman. We need
24 some clarification on the previous motion.
25 CHAIRMAN HEDANI: Okay, go ahead.

1 You're talking two different law languages, one is in land
2 use and one is in trust language.
3 CHAIRMAN HEDANI: Commissioner Starr.
4 COMMISSIONER STARR: Mr. Giroux, since you will
5 probably be a judge by the time this hits the court, would
6 it make more sense to you if it read, "sensitive to land,
7 ownership and entitlement issues," in other words, the "and"
8 were moved?
9 CHAIRMAN HEDANI: That sounds like a good idea.
10 COMMISSIONER MARDFIN: If Jonathan is moving that,
11 I'll second it.
12 CHAIRMAN HEDANI: Mel?
13 MR. MELEKA: Just one thing here is that the issue
14 by itself really to me is vague, because there are so many
15 issues related to that. You probably want to be specific on
16 what it is. And we know what it is, but it has to be in the
17 sentence, in my opinion.
18 CHAIRMAN HEDANI: Are you talking about ceded land
19 issues?
20 MR. MELEKA: Yes. There's no way you can see what
21 is the issue you are talking about.
22 MR. GIROUX: You have got clouded title, you've
23 got kuleana parcels, you have got ceded land, government
24 land, crown land, you have got native Hawaiian rights
25 issues, you know. So it goes on and on. I'm just getting

1 MR. SUMMERS: Because we were under the
2 impression that the previous motion carried and that that --
3 CHAIRMAN HEDANI: The amendment carried.
4 MR. SUMMERS: The amendment. Okay, we've got it.
5 CHAIRMAN HEDANI: We're wrestling on the main
6 sentence.
7 MR. SUMMERS: Okay, thank you.
8 CHAIRMAN HEDANI: Are you ready? Any further
9 amendments? Commissioner Guard.
10 COMMISSIONER GUARD: If they're able to understand
11 what that sentence is reading, "ownership entitlement
12 issues," or Corp Counsel has never seen that term.
13 CHAIRMAN HEDANI: In 30 seconds or less, Mr.
14 Giroux.
15 COMMISSIONER STARR: What does that mean to you?
16 MR. GIROUX: I was just going to transcribe it. I
17 guess you have to be clearer in what your intent is. You
18 know, the Council in advising the Land Use Committee has
19 struggled a lot with the idea of ownership. And the idea of
20 entitlement, we usually in the context of land use, use the
21 word "entitlement" to mean like your zoning community plan
22 and SMA processes.
23 But in the idea that you have the ceded land issue
24 where in trust language the beneficiaries may be entitled to
25 the corpus, that's where you are going to see the confusion.

1 the last top that I have had to deal with in the last year,
2 but it goes on and on.
3 I mean like I said, Counsel, just the idea of
4 ownership where we had a title search, they were still
5 questioning issues of ownership. And again, in Hawai'i,
6 with all of these underlying issues, you're still left with
7 insurable title, which allows you to buy and sell land. It
8 doesn't mean that you are not going to end up in a lawsuit.
9 So that's kind of what I think Jay is grappling with.
10 CHAIRMAN HEDANI: Thank you, Counselor. Further
11 discussion? Commissioner Guard.
12 COMMISSIONER GUARD: Thank you. I don't see it
13 anywhere else in here, and I don't know if it would fit in
14 here better than another spot, but there's not much
15 discussion of water in all of these core values.
16 CHAIRMAN HEDANI: Is that for item L?
17 COMMISSIONER GUARD: Well, it kind of goes
18 hand-in-hand with it. I don't know if that's for staff. I
19 mean it seems a pretty major part of any development. It
20 would be a core value in my book.
21 CHAIRMAN HEDANI: Okay. Commissioner Starr.
22 COMMISSIONER STARR: I'd like to offer an
23 amendment, the amendment being that it read, "Recognize and
24 be sensitive to land and water ownership and entitlement
25 issues; and attempt to resolve them."

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1 CHAIRMAN HEDANI: Is there a second?
 2 COMMISSIONER MARDFIN: I second it.
 3 CHAIRMAN HEDANI: Seconded by Commissioner
 4 Mardfin. So the amendment would read, "Recognize and be
 5 sensitive to land and water ownership and entitlement
 6 issues," semicolon. We're wrestling over semicolons now in
 7 an attempt to resolve them. Commissioner Mardfin.
 8 COMMISSIONER MARDFIN: I think what we want to
 9 have is a comma after "water."
 10 CHAIRMAN HEDANI: Only if you have a series of
 11 three things do you include a comma.
 12 COMMISSIONER MARDFIN: Sensitive to land and water
 13 issues, ownership issues, and entitlement issues. If that's
 14 the interpretation, then there should be a comma after
 15 "water."
 16 CHAIRMAN HEDANI: We should delete one of the
 17 ands. Counselor, get your words in here edgewise.
 18 MR. GIROUX: I think it's going to be difficult to
 19 draft that in one sentence. Water is usually talked about
 20 not as ownership but as rights because of the public trust
 21 issue. And it might, again, because ownership and
 22 entitlement might be confusing, again, when we are talking
 23 about water we are kind of talking about entitlement in the
 24 sense that if you are going to be talking about it. But
 25 usually when you are talking about water it's about the

1 water rights.
 2 CHAIRMAN HEDANI: Thank you, Counselor.
 3 Commissioner Hiranaga.
 4 COMMISSIONER HIRANAGA: Just a suggestion. Say
 5 "land ownership and water rights issues" and drop the word
 6 "entitlement."
 7 COMMISSIONER STARR: As the maker of the
 8 amendment, I'd be willing to accept that as a friendly
 9 amendment.
 10 COMMISSIONER HIRANAGA: Actually, my motion more
 11 specifically would be to delete "attempt to resolve them,"
 12 because I don't believe the county wants to be using their
 13 assets trying to resolve land ownership and water rights
 14 issues. I think that's more of a state jurisdiction.
 15 CHAIRMAN HEDANI: Do we have consensus on that?
 16 COMMISSIONER HIRANAGA: So my motion would be to
 17 drop off -- right, yes, that's my motion.
 18 CHAIRMAN HEDANI: Is there a second?
 19 COMMISSIONER GUARD: I second it for discussion.
 20 CHAIRMAN HEDANI: Seconded by Commissioner Guard.
 21 Discussion?
 22 COMMISSIONER STARR: Mr. Chair, point of order.
 23 CHAIRMAN HEDANI: Commissioner Starr.
 24 COMMISSIONER STARR: There was an amendment on the
 25 floor and you just took another motion. Are you making,

1 accepting a secondary amendment to the amendment, is that
 2 what that was?
 3 CHAIRMAN HEDANI: Was that an amendment to the
 4 amendment?
 5 COMMISSIONER HIRANAGA: I not make an official
 6 motion, I provided some suggested language. But when the
 7 request to make a motion was to be made, that's my motion.
 8 CHAIRMAN HEDANI: Okay, now we're getting
 9 confused. Who made the amendment?
 10 COMMISSIONER STARR: I did.
 11 CHAIRMAN HEDANI: Jonathan, do you want to restate
 12 your amendment into the microphone.
 13 COMMISSIONER STARR: Can you back up a ways?
 14 MS. STALEY: I'm sorry, I backed up before we
 15 hacked off the other part of the semicolon sentence.
 16 COMMISSIONER STARR: I believe the amendment was,
 17 "Recognize and be sensitive to land and water ownership and
 18 entitlement issues." Yes, that was it.
 19 CHAIRMAN HEDANI: Further discussion? One comment
 20 that I'd like to offer for the Commission's consideration is
 21 that in discussing core values I think personally less is
 22 more, and the more complicated you make a sentence the more
 23 difficulty people are going to have in interpreting it and
 24 understanding what you're trying to say. So simple is good.
 25 Discussion? Commissioner Mardfin.

1 COMMISSIONER MARDFIN: I see where we're going on
 2 this, but the way I read it, water ownership is modified
 3 only by water the way it's phrased. I think somebody
 4 suggested just before we went into that change, if it
 5 were -- and I'm offering this as a friendly amendment to
 6 Jonathan's motion -- "Recognize and be sensitive to land,
 7 water, ownership" and you may or may not have a comma there,
 8 "and entitlement issues."
 9 COMMISSIONER STARR: I would be willing to accept
 10 that.
 11 CHAIRMAN HEDANI: Okay, can we see the revised
 12 amendment? Commissioner Hiranaga.
 13 COMMISSIONER HIRANAGA: I thought Corporation
 14 Counsel had a concern regarding water ownership, and
 15 suggested the word "rights" versus "water ownership."
 16 CHAIRMAN HEDANI: Right. Keep in mind the
 17 original statement was, "Resolve land and ownership
 18 entitlement issues," period. Commissioner Mardfin.
 19 COMMISSIONER MARDFIN: With the comma there, we
 20 could insert "rights." But even if we don't do that, this
 21 is referring to four things the way it is with the commas,
 22 land issues, water issues, ownership issues, entitlement
 23 issues. And so I mean if you wanted to make it water
 24 rights, land, water rights, ownership and entitlements you
 25 could. I don't think it changes the meaning.

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1 CHAIRMAN HEDANI: Additional discussion? Mel.
 2 MR. MELEKA: Would you consider the word "native
 3 Hawaiian" here? Because that's what you are -- I mean are
 4 you going to resolve private ownership? Because that could
 5 be, I mean that's an opened issue really. And then if
 6 you don't mind the second --
 7 CHAIRMAN HEDANI: Into the microphone, please.
 8 MR. MELEKA: I'm sorry. Actually A, "Be good
 9 stewards of our precious aina, kai and wai," this would be
 10 over-arching really related to natural resources and
 11 preserving resources for generations to come. So I mean
 12 water would be one of the major resources.
 13 CHAIRMAN HEDANI: So you're saying it would be
 14 redundant to include water in this statement?
 15 MR. MELEKA: That's just a suggestion.
 16 CHAIRMAN HEDANI: Thank you. Commissioner
 17 Mardfin.
 18 COMMISSIONER MARDFIN: In response to the last
 19 comment, it could be redundant, and the land part could be
 20 too, because A says "aina." But I think this is a separate
 21 set of constructs, and the way it is worded now I can be in
 22 favor of it. We're talking about four things, land issues,
 23 water issues, ownership issues, and entitlement issues.
 24 They ought to be recognized, we ought to be sensitive to it.
 25 I don't know whether we will be able to resolve them, but I

1 "Resolve land," and it passed with one nay.
 2 COMMISSIONER STARR: "Recognize" I think it was.
 3 CHAIRMAN HEDANI: Hold it, gang, one at a time.
 4 Commissioner Mardfin.
 5 COMMISSIONER MARDFIN: The motion that we voted on
 6 and that did pass.
 7 CHAIRMAN HEDANI: We haven't passed any main
 8 motions on this one.
 9 COMMISSIONER MARDFIN: But on this one there was.
 10 It says motion carries for amendment. It was, "Recognize
 11 and be sensitive to land and ownership entitlement issues
 12 and attempt to resolve them." That passed with one nay.
 13 CHAIRMAN HEDANI: No, the thing that passed was
 14 the amendment to that main motion, okay.
 15 COMMISSIONER MARDFIN: Right. So this is what's
 16 on the board for voting on at this stage as amended.
 17 CHAIRMAN HEDANI: Are we all in agreement? Any
 18 further amendments to item L? Commissioner Guard.
 19 COMMISSIONER GUARD: My main question is, I
 20 wouldn't know how to define an ownership entitlement issue,
 21 and that was my question to Corporation Counsel when we
 22 started it.
 23 CHAIRMAN HEDANI: Additional discussion?
 24 Commissioner Hiranaga.
 25 COMMISSIONER HIRANAGA: I will be voting against

1 have no problem with putting in "attempt to resolve them" in
 2 there.
 3 COMMISSIONER STARR: Can we vote on this,
 4 Mr. Chair?
 5 CHAIRMAN HEDANI: Is this a core value is the
 6 question I have in my mind.
 7 Are you ready for the question? The question
 8 would be, as amended it would read, "Recognize and be
 9 sensitive to land, water, ownership, and entitlement issues,
 10 and attempt to resolve them," period. All those in favor
 11 signify by saying "aye."
 12 (A chorus of ayes).
 13 Opposed "nay."
 14 (A chorus of nays).
 15 Motion dies. Can we go back to the -- this is a
 16 test of the staff. Can you go back to the motion before the
 17 amendment? We're increasing the stress factor for the staff
 18 here. We're back to square one. We had an amendment.
 19 COMMISSIONER MARDFIN: No, that's not what was
 20 passed. What was passed was, "Resolve land and ownership
 21 entitlement issues and attempt to resolve them." At least
 22 according to my notes.
 23 CHAIRMAN HEDANI: Commissioner Mardfin, could you
 24 restate the motion, could you restate the statement?
 25 COMMISSIONER MARDFIN: The one we voted on< said,

1 the motion because I have difficulties with what that is
 2 saying, "ownership entitlement issues." Doesn't that really
 3 go to zoning and state land use designations, community plan
 4 designations?
 5 CHAIRMAN HEDANI: Additional discussion? Okay, be
 6 clear in what you are trying to say. Commissioner Starr.
 7 COMMISSIONER STARR: I think a clarification of
 8 that would be to move "and" so that it becomes, "Recognize
 9 and be sensitive to land, ownership and entitlement issues
 10 and attempt to resolve them."
 11 CHAIRMAN HEDANI: Are we in agreement with that
 12 amendment?
 13 COMMISSIONER MARDFIN: I will second that.
 14 CHAIRMAN HEDANI: Discussion? Commissioner
 15 Hiranaga.
 16 COMMISSIONER HIRANAGA: I will be voting against
 17 that because again, I don't believe the word "entitlement"
 18 should be in there. Just say "land ownership issues."
 19 CHAIRMAN HEDANI: Is that an amendment?
 20 COMMISSIONER HIRANAGA: No, it's discussion.
 21 CHAIRMAN HEDANI: Further discussion? Ready for
 22 the question? The question is to accept L reading,
 23 "Recognize and be sensitive to land ownership and
 24 entitlement issues and attempt to resolve them." All those
 25 in favor signify by raising your hand.

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1 (A show of hands).
 2 Three in favor.
 3 All opposed, same sign.
 4 Three opposed.
 5 Any further motions at this time? The motion
 6 dies. Commissioner Starr.
 7 COMMISSIONER STARR: Yeah, I was going to suggest
 8 we strike "and entitlement."
 9 CHAIRMAN HEDANI: I'm sorry, I didn't hear that.
 10 COMMISSIONER STARR: I was going to suggest that
 11 we strike "and entitlement."
 12 CHAIRMAN HEDANI: Motion to strike "and
 13 entitlement."
 14 COMMISSIONER MARDFIN: Second.
 15 CHAIRMAN HEDANI: Discussion? No discussion?
 16 Director.
 17 DIRECTOR HUNT: I think I'd like to reask the
 18 question that Mel asked. Is the core value that the county
 19 is supposed to try and resolve and recognize any kind of
 20 land ownership issue, or is it focused on -- and I am not
 21 sure if this is the correct term, and forgive me if I'm
 22 insensitive, but is it a native Hawaiian issue? If it's not
 23 a native Hawaiian issue, am I just using the wrong
 24 terminology?
 25 CHAIRMAN HEDANI: Is that a question for staff?

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1 DIRECTOR HUNT: Could staff give an answer to that
 2 question?
 3 CHAIRMAN HEDANI: Commissioner Mardfin.
 4 COMMISSIONER MARDFIN: I'd like to respond to the
 5 Director. I think it goes beyond a Native Hawaiian issue, I
 6 think it affects every resident of Maui. I think there's a
 7 lot of problem with several of the things. That's why I
 8 don't want to start with delineating "kuleana land" and
 9 "ceded land" because there's a whole range of things and you
 10 are sure to leave something off. That's why I wanted it
 11 broadly defined.
 12 I can understand Commissioner Hiranaga's concern
 13 about "entitlement," that's why I supported Jonathan's
 14 seconded Jonathan's motion to delete "entitlement." But I
 15 think it is beyond -- there are a whole bunch of concerns
 16 that people have. Now, many of them are Native Hawaiians
 17 that have concerns, but I think all of us that live in this
 18 place have to be sensitive to the historical antecedent to
 19 our land issues.
 20 And I think that's why I started this whole thing
 21 off by having a problem with the word being "resolve" as the
 22 first word. But I do think it's a part of our core values
 23 to recognize and be sensitive to these issues in everything
 24 that we do. I don't think that stops us. I think that's a
 25 vision core value, and I am comfortable with the way this

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1 current wording is.
 2 CHAIRMAN HEDANI: Further discussion? Okay, we
 3 resolved moving the "and," right, from before "ownership" to
 4 after "ownership." So that's where it is right now.
 5 Any further suggested changes to this language, or
 6 are you ready to vote on this? Okay, the sentence reads,
 7 "Recognize and be sensitive to land ownership and
 8 entitlement issues and attempt to resolve them."
 9 COMMISSIONER MARDFIN: We took out "and
 10 entitlement."
 11 CHAIRMAN HEDANI: We took "out and entitlement."
 12 COMMISSIONER STARR: Read the bottom one.
 13 CHAIRMAN HEDANI: Sorry, your head is in the way
 14 Jonathan. (Laughter).
 15 The statement reads, "Recognize and be sensitive
 16 to land ownership issues and attempt to resolve them." All
 17 those in favor signify by saying "aye."
 18 (A chorus of ayes).
 19 Opposed "nay."
 20 (Nay)
 21 One nay. Motion carries. Thank you. Are we
 22 done?
 23 COMMISSIONER STARR: Mr. Chair.
 24 CHAIRMAN HEDANI: Commissioner Starr.
 25 COMMISSIONER STARR: I move that we accept the

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1 entire package with the changes we voted on.
 2 CHAIRMAN HEDANI: Is there a second?
 3 COMMISSIONER SHIBUYA: Second.
 4 CHAIRMAN HEDANI: Seconded by Commissioner
 5 Mardfin. Discussion? Commissioner Hiranaga.
 6 COMMISSIONER HIRANAGA: Just for the record, item
 7 F the word "secure," I'm uncomfortable with that. And item
 8 11 the word "resolve," I am uncomfortable with that. I'm
 9 sorry, the item L the word "resolve," I'm uncomfortable with
 10 that.
 11 CHAIRMAN HEDANI: Any other discussion? All those
 12 in favor signify by saying "aye."
 13 (A chorus of ayes).
 14 Opposed "nay."
 15 (Nay)
 16 One nay. Motion carries. Thank you.
 17 Director?
 18 DIRECTOR HUNT: John, do you guys need a break or
 19 are you ready?
 20 MR. SUMMERS: Break.
 21 DIRECTOR HUNT: We need a five minute break to set
 22 up for the next item.
 23 CHAIRMAN HEDANI: Okay, why don't we take a 10
 24 minute break.
 25 (Whereupon a brief recess was had)

1 CHAIRMAN HEDANI: The Commission is back in
 2 session. Director?
 3 DIRECTOR HUNT: The next item on your agenda is
 4 item G, which is a staff presentation on the Draft Maui
 5 Island Plan population and demographics element and the
 6 socio-economic forecast.
 7 Again, as a little bit of review, this is kind of
 8 a two step process where we bring an element to you, you
 9 review it, and then the following meeting there's more
 10 discussion. So today's action is to provide you with
 11 information. We believe that it's okay for you to ask
 12 questions. You can clarify issues with staff. You can
 13 certainly ask for additional information that we can come
 14 back with at the next meeting. But you should not make
 15 conclusions or deliberate or start talking about the merits
 16 of the plan element at this time.
 17 And with that, I'll turn it over to Dave. You are
 18 going to take this one?
 19 MR. MICHAELSON: Yes, sir. Thank you, Mr.
 20 Chairman. Could somebody just knock out one of those lights
 21 for me? Thank you.
 22 What I'd like to do is the next agendaed element
 23 that we will address is population, and you have that
 24 element before you. Not only is that element dealing with
 25 population and demographics, but the directed growth does as

1 The forecast window consistent with Bill 84 is the
 2 year 2030. It has a couple of purposes. The first is to
 3 provide a realistic estimate of future growth. Let me make
 4 a really important point here. There's a couple of things
 5 you have to understand about population forecasts.
 6 The worst planning that I've ever seen is they
 7 essentially forecasted too low, all right, and it happened,
 8 so their planning was behind the eight ball. The best
 9 planning is you expect more and you get less. That's good
 10 sound planning.
 11 It is not county policy, these population numbers
 12 are not policy, they're a projection. It may or may not
 13 transpire consistent with the forecast. But I'm going to
 14 talk a little bit about how consistent this methodology has
 15 been in the past as well. Again, it's a 25 year projection
 16 for a 20 year plan. We've been updating this as we get
 17 additional data from DBEDT, and Mark can talk a little bit
 18 about what that actually did to the forecast.
 19 One thing that's complicated in resort communities
 20 is resort communities are unique in that you have visitors,
 21 significant numbers in some cases, and you have to consider
 22 those visitors as part of your model, all right. They
 23 impact resources, they impact infrastructure, they create
 24 jobs.
 25 So this model is tailored, frankly, for an economy

1 well. So I think it's fair to get this data out in front of
 2 you and let you understand how it was developed and how
 3 we've used it.
 4 First of all, I want to introduction Mark King.
 5 Mark King is a GIS Analyst V. He knows the under-the-hood
 6 sort of mechanics of these projections more than anybody.
 7 In fact, he frightens me sometimes with his understanding.
 8 He actually is the brightest human being I've ever worked
 9 with, and I've worked with some pretty bright ones.
 10 These are the two documents that are addressed.
 11 These are on your CD and also on the web, so you can get to
 12 them. We have hard copies in the office if you prefer to
 13 sort of read through them. They're very important
 14 documents, so I am going to take you briefly through the
 15 methodology and some of the findings.
 16 And Mel Meleka staffed the IRC for the population
 17 element, so if you have any clarification or anything like
 18 that, Mel will be able to provide that for you.
 19 First of all, the forecast is required by Bill 84.
 20 Not only that, it's an important component of any com plan
 21 process, to be honest. It was prepared by S&S and
 22 Belt-Collins out of Honolulu. They're as good at doing this
 23 as probably anybody. It covers the entire county, and then
 24 we just aggregated it to island and CP level, and I'll walk
 25 you through how we did that.

1 similar to Maui. There's three pieces to it. Well, there's
 2 two pieces to it, there's demand, right, how many people are
 3 chasing dwelling units and their supply, and we will talk
 4 about each of those.
 5 The county model was based on a 2000 census. We
 6 got it from DBEDT. It's important to recognize that DBEDT's
 7 funding may very well be cut. That will impact our ability
 8 to use their data. It's a very sophisticated econometric
 9 model. It deals with inmigration, outmigration, births,
 10 deaths, and then employment is also factored into it. And
 11 again, Mark is a lot more familiar with it, and John as
 12 well.
 13 Then we essentially took that data and allocated
 14 it to islands, island by island, so the data gets that much
 15 richer. And then for Maui the data has been just aggregated
 16 again at the community plan level. Again, it's based on
 17 historic trends, and I'll describe how those trends played
 18 out.
 19 The one thing that we did here in Maui County that
 20 most jurisdictions frankly don't do is they stop at demand,
 21 all right, they stop. That's where they stop their
 22 forecast. We essentially looked at it also from a supply
 23 standpoint, and I'll talk a little bit about how we did it.
 24 I guess the purpose is that this is a much richer way of
 25 looking at future demographics and growth than most

1 communities frankly do. That's because we have Mark, which
2 is very true.

3 It's a regional forecast. This is the supply side
4 now. Our GIS system is incredibly rich, it's one of the
5 best GIS systems I've ever work with, frankly, and it
6 enables us to use geographic data and land use data in a way
7 that becomes a very sophisticated decision-making tool. And
8 we will probably have the GIS guys come in. I'm off of GIS,
9 but that's what Mark does all day, Mel as well.

10 So we have land that's zoned for development,
11 fully entitled but unbuilt. Okay, does that make sense? It
12 has all its entitlements. We had a vacant land coverage
13 that we generated. We knew how much land was zoned, what
14 could potentially go on there. We had some density
15 assumptions. And then we balanced that with infrastructure
16 constraints and environmental constraints, and we can talk a
17 little bit about how that played out.

18 These maps, I think you have probably seen them
19 around. In fact, there are several right here in the room.
20 One of the most valuable aspects of the data base is
21 essentially a project database, and that database allows us
22 to update projects as they're built when they're finished.
23 Furthermore, what's being proposed if they're not entitled.
24 So we've got a way of sort of looking at what the future may
25 be.

1 accurately, that's what I'd be doing for a living. And
2 we'll be able to track, you know, we will have our 2010
3 census numbers where we can essentially take another
4 sensitivity test and see how close they were. So their
5 model works.

6 This is a graph that compares a 10 year population
7 change from 1970 through our model, all right. So the green
8 line is charting that 10 year percent change. You will
9 notice that 62.4 percent in that big growth window that Maui
10 experienced in 1970-1980. Our model is showing that
11 gradually declining, in fact, slowing considerably compared
12 to that year, 14.7, a 10 year change, between 2020 and 2030.

13 GPAC posed the question to staff about can you
14 insert yourself into the market to the extent of compressing
15 those numbers. There was some concern that the population
16 forecasts were too high. Again, I think they're probably
17 pretty darn close. But there's two pieces of that puzzle,
18 right. There's supply, which is the number of units that
19 are out there that can be consumed by people. And then
20 there's demand, which is the free market forces that are
21 chasing those units.

22 So can you constrain supply and demand? Well, you
23 get into some legal issues. I would argue you get into some
24 moral issues with constraining that. In other words, by
25 constraining supply, which used to do that, some people are

1 The database itself only included fully entitled
2 property. So in other words, if a development was in the
3 pipeline but was not approved and entitled, we didn't
4 consider it as a component of supply, and for obvious
5 reasons, projects change. You know how that process works
6 probably more than I do.

7 Then we created -- actually this was a Mark King
8 creation. The two of us sat in a conference room for days
9 and days and days. And we still like each other. But we
10 developed this database that allowed us essentially to
11 forecast out to 2030 at what's called a TAZ level. It's
12 called a Transportation Analysis Zone. There's 143, I
13 believe, on the island. So we got it down to a very useful
14 level for regional planning.

15 The question that's always come up, how accurate
16 is DBEDT, since that's the basis for our forecast. So what
17 I did, since I didn't know the answer, I went back and got a
18 data set actually that was generated from our consultants to
19 figure out how close, from the very first model they did for
20 Maui to this model, how close have they been when you
21 essentially track it with real numbers, which is census
22 numbers.

23 You can see that they're within -- it looks like
24 the farthest outlier is a five percent variance. That is
25 uncannily accurate. If I could do population forecasts that

1 hurt by that. Supply and demand, the old logic.

2 So from the supply end you can constrain it
3 through land use policy, you can do that, but be careful of
4 what the unintended consequences of that might be. Can you
5 constrain demand? Well, we have freedom of movement, at
6 least for now, and we have children, all right. How many
7 people in this room have children? I imagine quite a few of
8 us, so I guess we're part of the problem. I do too, as a
9 matter of fact.

10 And I have said this before, that the only way
11 frankly to constrain demand is for Hawai'i to be a sovereign
12 nation, because then you could do it through immigration.
13 But it's very tough to do at a local land use level. I'll
14 just caution you about that. And I have been involved with
15 several growth management programs, if you'd like to talk
16 about how those went.

17 So on the supply side you are affecting
18 affordability, right, social and economic impacts. And then
19 you have got this legal and moral sort of legitimacy
20 artificially just through policy constraint and demand. So
21 those are just cautionary tones. Again, this data is
22 disaggregated at the community plan level, and we'll talk in
23 a second about how the 2030 numbers sort of compare.

24 This represents the projected new housing demand
25 on Maui island, both non-resident and resident. Mark can

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1 get sort of under the hood on that, if you would like to see
 2 it. You can see it's a straight line, it's essentially an
 3 extrapolation.
 4 This number has changed a little bit, but what we
 5 have is supply, existing units on the ground that are fully
 6 entitled, all right. So that leads you -- I think there
 7 might be a number missing there, Mark, if you can help me
 8 out. No, that's right.
 9 Then you have currently entitled units that can
 10 take some of that demand. And then you're left over with
 11 additional demand to 2030 that doesn't have a unit on the
 12 ground, all right. This number has dropped a little bit. I
 13 think with the new DBEDT numbers it dropped to 12,147. Am I
 14 close, Mark? And that was factored into our directed growth
 15 strategy. When we went through the GPAC process we
 16 recognized that new revised number, and the growth
 17 boundaries recognize that through density.
 18 Here is what's entitled. Potential units, you
 19 will notice most of them are known projects. They are
 20 entitled but not fully built out. And we have maps we can
 21 showed you precisely where those are. We also built out ag
 22 rural lots that were essentially zoned, they could put a
 23 house on it, but there's nothing there. And there's quite a
 24 few of those Upcountry, and we have maps that depict those
 25 as well.

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1 So this essentially compares the supply, what's
 2 out there, what's entitles, what's unbuilt, with the 2030
 3 demand disaggregated. You will notice in Hana, for example,
 4 you have a supply/demand link. You don't need, based on our
 5 model, additional units in Hana to meet 2030 demand. Now,
 6 if you change distribution, if you decide well, no, we are
 7 going to shift dwelling units to Hana, all right -- we
 8 didn't hear any recommendations for that, but that would
 9 change.
 10 Wailuku-Kahului has the greatest demand, all
 11 right. And the growth strategy, that explains the geography
 12 and the densities that are recommended in Wailuku/Kahului.
 13 West Maui also has significant demand above current supply.
 14 I showed you this slide a little earlier about the
 15 offshore market influence, and this is an issue that we
 16 spent a lot of time with GPAC and with the IRC. This is
 17 another component of the demand side, all right.
 18 I think this question I believe came from Jonathan
 19 earlier this morning, about what can you do with that
 20 offshore demand? I would suggest it's never going to go
 21 away, it's just not going to go away. But you can create
 22 progressive property structures that increases the burden on
 23 the offshore market as opposed to onshore market.
 24 Now, that's a legal trick to pull that off and
 25 justify it. You can re-direct growth to areas that are more

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1 likely to address local housing. In other words, instead of
 2 units in Kapalua you could put units in Wailuku. It doesn't
 3 guarantee it will be offshore, but it would suggest that it
 4 would. And you can reduce housing size. A lot of
 5 communities have in fact done that, resort communities.
 6 They reduce allowable FAR, the theory being that the house
 7 would be worth less and will be most likely consumed. It's
 8 not always true as well.
 9 This is a quote from the Housing Issues paper, and
 10 I think I mentioned this before, I think the Housing Issues
 11 paper is probably one of the best technical studies that we
 12 did in support of this plan. They did a series of
 13 interviews, and you will see what they said. They said as a
 14 group, developers said they would be willing to recognize
 15 that the rate of population growth and development needs to
 16 be monitored and even metered in order to prevent
 17 environmental damage. What that suggests is that sort of
 18 that sustainability indicator methodology that we talked
 19 about this morning.
 20 The distribution between 2000 and 2030 by CP area
 21 stays relatively close. I mean, in other words, in Wailuku
 22 in 2030 the proportional population compared to the island
 23 as a whole remains nearly the same. So in other words, we
 24 haven't done any radical, there's no radical population
 25 redistribution proposed in the forecast or in the directed

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1 growth strategy.
 2 This is another way of sort of looking at these
 3 numbers. You will notice that the growth is relatively
 4 uniform. In other words, we are not proposing a larger
 5 growth bubble in 2015 as compared to 2030. And again, Mark
 6 can talk a little bit about that.
 7 We did talk about de facto population. You have
 8 seen those numbers. They have been published in the paper.
 9 I think this is one that you would want to carefully watch
 10 over the next four or five years to see if the assumption or
 11 if the continued decrease in tourism continues to take
 12 place.
 13 There's also an employment component to the plan.
 14 This matches up employment type in 1990 to the graph on the
 15 bottom, which is 2030. There's a drop in agriculture that's
 16 sort of predicted in the model, a loss of about 2 percent.
 17 Manufacturing is shown to go down.
 18 This is probably the one component, whenever you
 19 start predicting economic activity out for 25 years,
 20 frankly, you never quite know what's going to happen. In
 21 fact, a lot of the policies in the economic development
 22 section are suggesting promoting employment opportunities
 23 way beyond what's out there now, particularly in terms of
 24 sustainable energy, agriculture, and things like that.
 25 These are jobs by community plan areas. Again,

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1 these are available at the TAZ level. There's 143 of them.
2 It's showing essentially the pattern that we're experiencing
3 now, where the majority of jobs will be in Wailuku, Kahului,
4 West Maui, Kihei, Makena. So again, not any kind of radical
5 departure I don't think from what we have on the ground now.
6 This shows that same relationship. It stays pretty constant
7 through that 2030 forecast window.

8 The job forecast, to be quite honest, we have not
9 and are not projecting significant employment growth on the
10 island. And that is true if you look from say 1990 to 2000,
11 even the 2005 numbers. We are not creating new jobs, and
12 that line is showing a pretty shallow increase. I showed
13 you the slide earlier about salaries and housing.

14 Let's talk about age for just a moment. This
15 shows the age distribution curves for 2000, which are
16 current, that's census data, 2010 and 2020. This is a
17 really important piece of the puzzle for us, because we are
18 aging, all right. I want to show you another graph that's
19 even a little more dramatic. But what that suggests is that
20 different services are going to be required, hospital and
21 medical issues.

22 Planners typically divorce themselves from this in
23 a lot of cases, but it's going to impact the island. This
24 really shows it. This shows essentially that distribution
25 curve. You can see particularly from age 50 to 75 and up

1 through the GPAC and we were looking forward to this.

2 So with regard to employment, yes, you're right,
3 it's a fun little test on the pie chart to see if all of
4 these are going down, which one is going up, and it is the
5 self employed. It doesn't reflect the retirees, but it does
6 reflect the under-employment. So in a way you're right, it
7 is a catch-all because it's summing the two categories above
8 it. You will see I'm referring to page 65 in exhibit R-12
9 of the socio-economic forecast.

10 So in summary, the total civilian jobs as the
11 total of wage and salary, plus the self employed, the
12 self-employed is acting as a bit of a catch-all. It was
13 also a way to say we're not sure what to call a future job
14 that we may not know what the work is going to be, if it's
15 some space age fantastic thing. So I guess that would be a
16 part of the catch-all.

17 CHAIRMAN HEDANI: Mr. Summers.

18 MR. SUMMERS: Thank you, Mr. Chairman. On page 18
19 of your socio-economic forecast there's a discussion of
20 employment. I think one of the reasons why we had that
21 significant change to self employment was DBEDT revised
22 their methodology for how they count self employment. So
23 that's discussed on that page.

24 CHAIRMAN HEDANI: Any other questions?
25 Commissioner Starr.

1 will increase dramatically. Some of that probably is the
2 offshore market, the retirement market, I suspect, but it's
3 a demographic on Maui that is showing a much more aggressive
4 aging trend than even on the mainland. And that's not
5 unusual, but I think we have to keep it in mind. All of
6 this stuff is on the website. You also have, I believe you
7 have all of it on your CD. Again, there's hard copies at
8 the office, at our office.

9 I think what we'd like to do now, if you have any
10 questions on sort of the under-the-hood methodology, Mark is
11 here and he can answer those. If you have data questions we
12 will probably have to go mine that for you, information of
13 where this assumption came from or where that assumption
14 came from, and we are prepared to do that.

15 CHAIRMAN HEDANI: Questions the Commission?
16 Commissioner Starr.

17 COMMISSIONER STARR: The employment demographic,
18 the trend seems to be a decrease in all categories except
19 for self employed, which has a very large jump. Is that
20 basically just a catchall, and does that include retired and
21 under-employed?

22 CHAIRMAN HEDANI: Mark?

23 MR. KING: Aloha, Planning Commission. Mark King,
24 Planning Department staff. Boy, this is really a treat for
25 me. Thank you for letting me be part of this. We made it

1 COMMISSIONER STARR: Yeah, you know, I enjoyed
2 reading the underlying studies, you know, some great work
3 there. One thing that I didn't see there, and I don't quite
4 know what the terminology is to describe it, let me describe
5 it saying, you know, in language when you're building an air
6 conditioning plant. You have your air is circulating but a
7 certain amount of it is being replaced each hour.

8 And it seems that our trend in our population has
9 shown a really large spike in that, you know, although the
10 increase in population which was much larger in the
11 seventies and eighties has now leveled off, I suspect that
12 if we were to map it we'd see a very large trend in the
13 quantity, the percentage of our population that's being
14 replaced each year by new people and people leaving.

15 And I'm not sure if that's really a good trend or
16 something that can be addressed, but I think that it's
17 something that should be understood and looked at, because
18 there are certainly factors that are driving that to happen.
19 The type of housing that we have a market for is certainly
20 being affected by it.

21 CHAIRMAN HEDANI: Mr. Michaelson.

22 MR. MICHAELSON: The sort of the demographic term
23 is the transient population. And I think you're right,
24 anecdotally I think Maui is becoming more and more
25 transient, and I think that's three reasons, cost of living,

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1 job availability, and I think that there is -- I'll bring
2 you a chart, you know I meant to bring a slide where I
3 looked at, from census data I looked at the ethnic changes
4 in Maui over the last 20 years. And then I started looking
5 at where it really started occurring, which is really in the
6 last 10 to 12 years, the most significant. So that's all
7 going on. I think it's a really important issue to address.

8 I hear it a lot when I gave you the example of
9 going into Baldwin High School, there was a lot of
10 discussion about that reality and how Maui has changed. And
11 in some cases they want to leave just because of the
12 transient nature and the ethnic sort of changes that are
13 occurring.

14 COMMISSIONER STARR: When we see the population --
15 CHAIRMAN HEDANI: Commissioner Starr.

16 COMMISSIONER STARR: When we see the population
17 map by age, and there's like a big dip starting at about 18
18 and going to about 35, is that what we're seeing?

19 MR. MICHAELSON: I believe that is what you're
20 seeing, yes. I think you're seeing the jobs are elsewhere
21 in a lot of cases, particularly for college educated youth
22 on the island.

23 CHAIRMAN HEDANI: Additional questions?
24 Commissioner Hiranaga.

25 COMMISSIONER HIRANAGA: I just wanted a

1 COMMISSIONER MARDFIN: I have a couple. As a
2 trained demographer, I looked at this and I found some
3 niggling statements I would raise with SMS in the way they
4 wrote some things. But SMS has a great reputation and they
5 do solid work. So my comment now is going to be about sort
6 of the big picture kind of an issue.

7 On page 32 of our Volume One background of the
8 Draft Maui Island Plan, at the very top of the page it says,
9 "The rate of growth in resident population, housing, and
10 jobs is higher than the rate of growth of visitors. This
11 means the county's economy has diversified and is less
12 driven by tourism than in the past."

13 I would ask that you look at the socio-economic
14 forecast on page 11. You have exhibit 2-B, comparison of
15 outputs. It's based on high and low. I'm using the
16 baseline. You have population growing in 2005 from 140,050
17 to in 2030, 199,550. So that's resident population and it's
18 growing. I did calculations and got 1.4 percent per year.
19 I did the wage and salary jobs and got 1.0 percent per year.
20 I did average visitor census and got 1.6 percent a year.

21 So my reading is that visitors are growing faster
22 than population and jobs, not slower. And over the next
23 couple of weeks maybe you can figure out if I did something
24 wrong or if there's a better way of looking at it.

25 MR. MICHAELSON: We will take a look at it. I

1 clarification. When you say fully entitled units, what does
2 that mean?

3 MR. MICHAELSON: Fully entitled means it has state
4 land use designation, CP designation, zoning, so it's got
5 the package.

6 COMMISSIONER HIRANAGA: How about water?

7 MR. MICHAELSON: No, it was sort of beyond the
8 scope of this to start assessing the ability of individual
9 projects to acquire water rights and things like that. So
10 the answer would be no.

11 COMMISSIONER HIRANAGA: Do you feel there's any
12 impact to those numbers, have you taken into consideration
13 the availability of potable water?

14 MR. KING: Mark King, staff. A good example is
15 the Hale Mua project here in Wailuku. After getting through
16 the 201-G fast track process it's fully titled on the
17 ground, but it does have water issues. I would say a fair
18 answer to that is yes, water will always be a very
19 determining factor in our supply on the ground.

20 Forecasting that is very challenging because of
21 the uncertainty. The best solid forecast we could do, being
22 the Planning Department and not the water department, was
23 our land use planning designation.

24 CHAIRMAN HEDANI: Additional questions?
25 Commissioner Mardfin.

1 think you're right.

2 CHAIRMAN HEDANI: Mr. King?

3 MR. KING: Mark King, staff. Commissioner
4 Mardfin, you make a very good point. I think one of the
5 differences is between data analysis of a forecast versus a
6 policy. So the first one you cited in the plan itself, I
7 think that may be more a commentary on policy as opposed to
8 past trend. And I think that will be a theme we bring up a
9 lot.

10 When you see me, think of the numbers guy, not the
11 policy guy. So just sort of plant that as a seed in your
12 mind. When you see me, if we're doing GIS or if we're doing
13 numbers, I'll always represent sort of past trend or
14 empirical analysis based upon past patterns or extrapolation
15 of the numbers from the past.

16 So in the plan parts when it begins interjecting
17 points of policy, that's changing, that's malleableing it.
18 It's causing something to diverge from the past. And then
19 that's the rest of my staff, and then that's you folks too.
20 So I'll represent like what was, you know, the Ghost of
21 Christmas Past, and then you guys will represent the present
22 and the future.

23 CHAIRMAN HEDANI: The Ghost of Christmas Future.

24 COMMISSIONER MARDFIN: May I ask a follow-up
25 question?

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1 CHAIRMAN HEDANI: Commissioner Mardfin.
 2 COMMISSIONER MARDFIN: So are you telling me on
 3 page 32 under background that's historical data, that
 4 comment about the rate of growth refers to the past, not the
 5 forecast?
 6 CHAIRMAN HEDANI: Mr. Summers.
 7 MR. SUMMERS: Thank you, Mr. Chairman. That was
 8 my understanding. These conversations occurred a few years
 9 ago, but my recollection in discussions with the consultants
 10 when they came to this conclusion is they were looking at
 11 historically what has happened.
 12 COMMISSIONER MARDFIN: Okay.
 13 CHAIRMAN HEDANI: Commissioner Mardfin.
 14 COMMISSIONER MARDFIN: Then what we need to know
 15 is if that trend is changing, at least based on the
 16 forecast, we will have tourism growing faster than the
 17 other.
 18 This brings me to a related but second issue.
 19 Back on page 11 of the socio-economic forecast -- now we're
 20 talking about forecasts, the same table I was looking at --
 21 we have average visitor census and population. The ratio of
 22 visitors to population I calculated at .341. A little bit
 23 greater than 1 to 3. In 2030 the same calculation gives me
 24 .358. In other words, it's growing.
 25 We need somehow to have that jibe with the policy

1 or the non sole-proprietorship pieces.
 2 So the source of it is the Department of Business
 3 and Economic Development and Tourism, which is then sourced
 4 from the census. What we did at the Maui island level was
 5 to take from the State of Hawaii number to the Maui County
 6 number we were able to subtract the Moloka'i number off and
 7 the Lana'i number off and be left with the resident numbers
 8 for employment for those particular industries. So that was
 9 the source, I guess, is the short answer.
 10 COMMISSIONER STARR: You know, I actually think
 11 there's quite a movement in agriculture that's kind of
 12 flying under the radar, you know. I know that in East Maui
 13 and Moloka'i and Ulupalakua there are a lot of small farms,
 14 a lot of them organic where I know there are at least
 15 several hundred people, and I doubt they're showing up on
 16 that.
 17 CHAIRMAN HEDANI: Any particular crops that
 18 they're growing?
 19 COMMISSIONER STARR: No comment.
 20 CHAIRMAN HEDANI: Commissioner Mardfin.
 21 COMMISSIONER MARDFIN: I'd like to just make a
 22 comment on something that I've raised in the past, and I've
 23 spoken with Mark and David about, and Elton John, and
 24 everybody else that I can get ahold of, and they recognize
 25 it. Some of the regional projections are problematic. That

1 that asks us on page 2 of the GPAC recommendations,
 2 objective two, policy two, "Promote a socially balanced
 3 community and sustainable island by not exceeding a visitor
 4 population greater than 33 percent of the resident
 5 population." One visitor to three residents.
 6 We're currently over that, and we forecast to be
 7 even more over that. Now, it's fairly close, but either we
 8 have to adjust the policy or we have to figure some way to
 9 discourage visitors from coming here, or encourage a whole
 10 lot more residents.
 11 CHAIRMAN HEDANI: Any additional questions for
 12 staff? Commissioner Starr.
 13 COMMISSIONER STARR: I notice that there's an
 14 expectation that the people employed in agriculture will be
 15 reduced by about half. Do you know what the numbers are and
 16 how those were generated?
 17 CHAIRMAN HEDANI: Mr. King?
 18 MR. KING: Yes, Commissioner Starr. The
 19 percentage dropped from four percent to two percent, but the
 20 number didn't get halved. Remember, that's the percent of
 21 the pie that's in agriculture. So the relative percentage
 22 of all of the employment, the agricultural piece was four
 23 percent dropping to two. And then as you pointed out
 24 earlier, that self employed catch-all category would easily
 25 absorb that, because that's going to pull in the part time

1 is, in particular, the age/sex distribution by region is
 2 fixed so they don't -- well, while we have an aging of the
 3 population for the county, we don't have an aging of the
 4 population for the different regions. So I would urge you
 5 not, for regional analysis not to rely on the age/sex
 6 distribution projections.
 7 CHAIRMAN HEDANI: Mr. King?
 8 MR. KING: Commissioner Mardfin, please use for
 9 example you were talking about planning for the seniors in
 10 Hana, because that's a perfect example.
 11 COMMISSIONER MARDFIN: That's exactly right. The
 12 over 60 age group for Hana is the same percent as it is
 13 today in 2030. And we know that's not going to happen, we
 14 are going to have a much bigger percentage and absolute
 15 number of people over 60 years old. So you have to be
 16 careful in how you use this if we're talking about senior
 17 housing.
 18 The second major area of weakness in the study was
 19 in, again, a regional issue of how you allocate visitors and
 20 visitor housing units. And if you read the methodology
 21 carefully, they spell out what they did. But the net affect
 22 is to have visitors in Hana -- again, this is only for the
 23 regional thing, the islandwide I don't have a particular
 24 problem with -- but you have the number of visitors in Hana
 25 being high in 2005, and in the forecast of 2010 dropping

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1 precipitously and staying low. And it's because we have
2 very few legal places for visitors to stay, and the
3 projections were based on visitor accommodation because it
4 was based on the assumption that a visitor to be allocated
5 to Hana stays in Hana that night, and most of the visitors
6 that come to Hana make day trips. It isn't night trips.

7 So anything to deal with visitor counts, visitor
8 housing for certain regions, particularly Hana, and I think
9 Paia, take with 10,000 grains of salt. They're just not
10 reliable, and I would not count them at all.

11 CHAIRMAN HEDANI: Any further discussion?
12 Commissioner Starr.

13 COMMISSIONER STARR: Yeah, I want to stay on Hana
14 for a moment. What's interesting for me to see is that the
15 housing inventory in Hana is sufficient for demand to 2030,
16 at the same time that the distribution is 50 percent for
17 resident housing and 50 percent for offshore housing.

18 I think in reality what's happening is there's
19 almost a crisis of housing for Hana residents to the extent
20 that Hana is losing families and children who can't afford
21 to live there. Meanwhile there are, you know, lots and lots
22 of underutilized housing units sitting empty most of the
23 time. But it makes it look like there's no demand for
24 housing where in actuality the demand there is critical.

25 MR. MICHAELSON: And in fact, the GPAC

1 John, what else will we have on that agenda?

2 MR. SUMMERS: Thank you, Mr. Chairman. We will
3 also have heritage resources, and we will have an anomaly in
4 that we'll be presenting an overview of that section the
5 same day of the meeting, and that was as a result of
6 collapsing some of these elements.

7 CHAIRMAN HEDANI: John, just for Mr. Potato Head,
8 when we look at this binder, the section that we will be
9 analyzing in depth is which section?

10 MR. SUMMERS: That would be the front end
11 primarily, the first section, the tables, and then later the
12 maps. The back of the document is primarily just reference
13 material.

14 CHAIRMAN HEDANI: So it's the GPAC/Director's
15 recommendation section.

16 MR. SUMMERS: That's correct.

17 CHAIRMAN HEDANI: Commissioner Starr?

18 COMMISSIONER STARR: First, where and what time is
19 that meeting?

20 MR. SUMMERS: That meeting will commence at 1:30
21 p.m. It will be at the Haiku Community Center.

22 COMMISSIONER STARR: Okay. Will there be a
23 provision for dinner?

24 MR. SUMMERS: That's the plan, but please eat
25 before you arrive at the meeting.

1 recommendation and the Director's recommendation both
2 recognized that. The Hana GPAC members were very vocal
3 about sort of the failure of the model to translate onto the
4 ground. And in fact, I believe under both directed growth
5 scenarios there's 200 units identified for Hana affordable
6 in nature and their location would be hammered out at the
7 community plan level update of Hana.

8 CHAIRMAN HEDANI: Any other questions for staff?
9 Any other burning issues before the next meeting?

10 Okay, I have one question, and that related to
11 what Commissioner Hiranaga had raised earlier. In terms of
12 population projections from the standpoint of water
13 resources, assuming we send 50 percent of our water down the
14 streams and re-establish the Waieha from extrapolation to
15 other areas, that's not taken into account regarding the
16 population projections. Okay, thank you.

17 Any other questions for staff? If not, I think
18 we're pretty much there for today. Director?

19 DIRECTOR HUNT: That's the end of item G. We
20 usually have a standing item, just the Planning Director's
21 report, and I would like to use this opportunity just to
22 remind you what's going on at the next meeting. We will
23 come back with the population and demographics for further
24 discussion and hopefully decision reviewed by you folks at
25 that time.

1 CHAIRMAN HEDANI: There will be a provision for
2 dinner?

3 MR. SUMMERS: Yes.

4 COMMISSIONER STARR: So we don't have to worry
5 about bringing our own, brown bagging it?

6 MR. SUMMERS: No.

7 CHAIRMAN HEDANI: Director?

8 DIRECTOR HUNT: In case somebody is not aware, the
9 budget for the county right now is very, very tight. And
10 what we did with the GPAC is we provided what I think we
11 called a light meal. You know, it was a small Styrofoam. I
12 think it got people by. It was gesture of good will. It
13 was trying to make sure people didn't collapse if they
14 didn't bring food. A lot of people augmented that with
15 their own whatever just to make it go a little bit further.
16 You know, we'd like to do more. I think you can hopefully
17 understand the constraints we're under.

18 CHAIRMAN HEDANI: So we're not going to have
19 dinner at Kula Lodge before we go there? (Laughter)
20 Commissioner Mardfin.

21 COMMISSIONER MARDFIN: It was my understanding
22 from our discussion last time that we would deal with these
23 issues of population and heritage resources up until about
24 5:00, and then in the evening portion of the meeting we
25 would deal primarily with the maps and the Haiku community.

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1 Is that correct?
 2 CHAIRMAN HEDANI: Director?
 3 DIRECTOR HUNT: We wanted to do was allow public
 4 testimony about the maps in each regional area, but we
 5 didn't want discussion by this body at that time. So
 6 hopefully, you know, we understood it's a good idea, we're
 7 in Haiku, to allow the public to review the growth maps for
 8 Haiku, but we are not going to schedule it as a discussion
 9 item. We're going to take all that information and store it
 10 away, and then when we get to that land use directed growth
 11 issue on your schedule, we will take all the information
 12 from Haiku and Hana and et cetera and then discuss it.
 13 CHAIRMAN HEDANI: Commissioner Mardfin.
 14 COMMISSIONER MARDFIN: Will there be a
 15 presentation to the Haiku community with maps so that they
 16 are clear as to what is going on?
 17 CHAIRMAN HEDANI: Mr. Summers?
 18 MR. SUMMERS: Thank you, Mr. Chairman. There will
 19 be short presentation on the growth boundaries for the
 20 community out in the region. We're putting together these
 21 boards with the maps, and we will kind of hit it from a
 22 number of different angles.
 23 CHAIRMAN HEDANI: Any other questions?
 24 Commissioner Shibuya.
 25 COMMISSIONER SHIBUYA: This is for the staff. On

1 Center I'd be happy to open the Hana Cultural Center to you
 2 so you can see what we have in there.
 3 CHAIRMAN HEDANI: Thank you. Commissioner Starr.
 4 COMMISSIONER STARR: I'd also like to offer, if
 5 it's feasible, for folks to drive out the back way, and we
 6 can agenda it so that it's legal, I'd be happy to welcome
 7 everyone to stop by my place and show off where we've been
 8 living off the grid for the last 20 years or so with our own
 9 water system and power system and food supply. It might be
 10 interesting. I just don't want to run into -- I want to be
 11 sure we do it legally, if we do it.
 12 CHAIRMAN HEDANI: Mr. Summers.
 13 MR. SUMMERS: Thank you, Mr. Chairman. I just
 14 want to follow up with the request to add the October
 15 meeting back onto the calendar. We did add a meeting on
 16 September 29th which eats into that 30-day production window
 17 for staff. So we would be concerned about adding an
 18 additional meeting in October, in light of that major
 19 workload issue.
 20 One option is, most of our meetings are occurring
 21 here in Wailuku, but we could look towards the back end of
 22 the schedule. If you want to have an opportunity for the
 23 public to have access to this process in this
 24 Wailuku/Kahului area we can take one of our daytime meetings
 25 and make it a 1:30 to 8:00 p.m. start.

1 page on the booklet that you gave us, this binder, the
 2 economic diversification, page 32, is also duplicated on
 3 page 44. And in between that you have pages that are
 4 missing objectives and policies. So would you mind taking a
 5 look at it and --
 6 MR. MICHAELSON: Absolutely.
 7 COMMISSIONER SHIBUYA: Okay, thank you.
 8 CHAIRMAN HEDANI: Commissioner Starr.
 9 COMMISSIONER STARR: Yeah, the central, the
 10 Wailuku community meeting that was scheduled for October 6th
 11 has been removed from the program. Can there be an attempt
 12 to have that on one of the other dates that we have set
 13 aside?
 14 MR. MICHAELSON: Sure.
 15 CHAIRMAN HEDANI: One other suggestion that was
 16 raised was for the meeting that comes up in Hana, because
 17 some people haven't been to Hana for five years or longer,
 18 that rather than just meeting at 1:30, we incorporate
 19 something a little earlier to familiarize ourselves with the
 20 area and any changes that have occurred in the area of note.
 21 So if that's your pleasure, then we can try to incorporate
 22 something like that. Commissioner Mardfin.
 23 COMMISSIONER MARDFIN: I would be happy to, if we
 24 had a van or something like that, drive around and I could
 25 point things out. Also, as treasurer of the Hana Cultural

1 COMMISSIONER STARR: That was my intent.
 2 CHAIRMAN HEDANI: Additional discussion?
 3 Director.
 4 DIRECTOR HUNT: It's really important, it's been
 5 said before, but it's really important that we establish
 6 quorum, especially for these regional meetings. So I guess
 7 this would be an opportunity to please let us know if you
 8 don't see yourself attending the Haiku meetings next month.
 9 So is anyone not going to be at the Haiku meeting? Thank
 10 you.
 11 CHAIRMAN HEDANI: Just for the record,
 12 Commissioner U'u was in Honolulu today, and Commissioner
 13 Sablas was ill, so they were excused from today's meeting.
 14 Commissioner Mardfin.
 15 COMMISSIONER MARDFIN: It sounds like we're
 16 getting close to adjournment. I would like to invite
 17 anybody, if you would like to see Hana in advance of the
 18 June 2nd meeting, this coming Saturday and Sunday we have
 19 the East Maui Taro Festival. On Saturday it's at the Hana
 20 Ballpark. It goes from I want to say 9:00 to 5:00, lots of
 21 great entertainment, booths, all kinds of things. I will be
 22 working down there.
 23 On Sunday the 26th, if you come to Hana there is
 24 in the morning until about I think it's 8:00 to 10:30, or
 25 something like that, we have a taro pancake breakfast for

1 \$850 for adults, which is very good for taro pancakes. I
 2 will be helping to cook them.
 3 And afterwards there is an opportunity to visit
 4 the largest heiau in the state at Kahanu Gardens for free at
 5 10:00. And in the afternoon I think around 2:00 out in
 6 Kipahulu the living farm where they grow taro and all sorts
 7 of other things, and I'm sure the people in Hana would love
 8 to show you around and answer your questions. And if you're
 9 down there I'll probably see you, and I'll be happy to
 10 answer anything you'd like. So please come.
 11 CHAIRMAN HEDANI: Any other items for the good of
 12 the order? Could you come to the microphone, please?
 13 MS. LESLIE BRUCE: Leslie Bruce. I welcome
 14 everyone to come see the Hana dump. It's important.
 15 CHAIRMAN HEDANI: Thank you. Any other questions
 16 for staff? Our next meeting for the Commission is on April
 17 28th. Not for the Maui Island Plan, for our regular
 18 meeting. Commissioner U'u will be chairing, I will be in
 19 Honolulu. And we'd like to thank Commissioner Shibuya, who
 20 has offered to provide refreshments for that day.
 21 So Director, do you have anything else at this
 22 time?
 23 DIRECTOR HUNT: No.
 24 CHAIRMAN HEDANI: If not, then we are adjourned
 25 for today. Thank you very much.

1 CERTIFICATION
 2
 3 I, JEANNETTE W. IWADO, Notary Public for the State of
 4 Hawaii, certify:
 5 That the proceedings contained herein were taken by
 6 me in machine shorthand and were thereafter reduced to print
 7 under my supervision by means of computer-aided
 8 transcription; that the foregoing represents, to the best of
 9 my ability, a true and accurate transcript of the
 10 proceedings had in the foregoing matter.
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 12 Dated the 2nd day of May, 2009
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 NOTARY PUBLIC, State of Hawaii
 My commission expires 2/5/12



1 (The proceedings were concluded at 3:11 p.m.)
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