

MAUI PLANNING COMMISSION

COUNTY OF MAUI

JUNE 2, 2009

MAUI ISLAND PLAN

Held at Helene Hall, Hana, Maui, Hawaii, commencing at  
1:39 p.m., on June 2, 2009.

Reported by: Tonya McDade  
Hawaii Certified Shorthand Reporter #447  
Registered Professional Reporter  
Certified Realtime Reporter  
Certified Broadcast Captioner

1 COMMISSION MEMBERS PRESENT:  
 2 Wayne Hedani, Chair  
 3 Bruce U'u, Vice-Chair  
 4 Jonathan Starr, Commissioner  
 5 John Guard, IV, Commissioner  
 6 Kent Hiranaga, Commissioner  
 7 Ward Mardfin, Commissioner  
 8 Lori Sablas, Commissioner  
 9 Warren Shibuya, Commissioner  
 10 STAFF PRESENT:  
 11 Jeffrey Hunt, Planning Director  
 12 John Summers, Long Range Division Administrator  
 13 David Michaelson, Planner  
 14 Simone Bosco, Planner  
 15 James Giroux, Deputy Corporation Counsel  
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1 Blumer-Buell. I believe we have a microphone for you.  
 2 MR. BLUMER-BUELL: Testing. Testing.  
 3 Aloha, Chair Hedani and Members of the  
 4 Planning Commission. Thanks for coming out today. And  
 5 you should all have my written testimony in front of  
 6 you.  
 7 I'm not here today to try to influence your  
 8 wordsmithing or anything. I was one of 25 members of  
 9 the Maui community that was on the GPAC. So I served  
 10 the whole term with Warren. And we had oftentimes  
 11 word-smithed. But I hope that this is information that  
 12 will be instructive to you and, hopefully, give the  
 13 County Council better information on which to make their  
 14 decisions.  
 15 So I'd like to go to -- all the way on page  
 16 number two, it's -- number two is -- I'd like to start  
 17 with that in case time's a factor. I said I would  
 18 advise the Planning Commission to work on the Directed  
 19 Growth boundary maps and implementation and  
 20 infrastructure of the General Plan as a first priority.  
 21 And I say that because the GPAC simply ran out of time  
 22 to do an adequate job of that. I mean, we had -- we  
 23 needed to go through those directed use maps, I would  
 24 have said, two or three more times to get it right. And  
 25 so I would encourage you to do that.

1 JUNE 2, 2009  
 2 TRANSCRIPT OF PROCEEDINGS  
 3 \*\*\*\*\*  
 4 CHAIR HEDANI: Planning Commission meeting for  
 5 June 2nd will come to order.  
 6 We would like to welcome all of the  
 7 Commissioners to the beautiful community of Hana. And  
 8 welcome the community to offer comments under public  
 9 testimony under Agenda Item C.  
 10 At this time we have approval of the minutes  
 11 of our April 21st meeting of 2009. Is there a motion to  
 12 approve the minutes?  
 13 VICE-CHAIR U'U: Motion to approve.  
 14 CHAIR HEDANI: Motion to approve by  
 15 Commissioner U'u.  
 16 All those in favor, signify by saying "aye."  
 17 (Response.)  
 18 CHAIR HEDANI: Opposed, "nay."  
 19 (No response.)  
 20 CHAIR HEDANI: Carried. Thank you.  
 21 We would like to open it up for public  
 22 testimony to anyone who would like to offer comments to  
 23 the Commission at this time. I have four people that  
 24 have signed up for testimony. And I'll proceed in the  
 25 order of their sign-up. The first person is Mr. John

1 We spent -- and as a group, 25 people, we  
 2 spent too much time wordsmithing and didn't get to the  
 3 Directed Growth boundary maps and the implementation and  
 4 infrastructure, which I think are far more important.  
 5 As -- the one thing I would suggest about your  
 6 wordsmithing is don't use any words that can be  
 7 interpreted. Only use words that are "shall," "must"  
 8 and cannot be interpreted politically by a future  
 9 administration.  
 10 So I'd like to point out one thing, that we  
 11 were given -- I was on the Land Use Directed Growth  
 12 Investigative Committee. We got a handout on the --  
 13 January 12th of this year. And, under 2, it said this:  
 14 "To maintain community identity and promote sustainable  
 15 use of land and infrastructure, hard edges should be  
 16 maintained around communities, and noncontiguous  
 17 leapfrog development avoided."  
 18 And that is a, I think, really important  
 19 statement to think about. And here's my conclusion of  
 20 that. And this is an important principle and suggests  
 21 we should establish, one, current boundaries for the  
 22 24,000-plus approved units. We have roughly -- I'll  
 23 stand to be corrected by Dave -- 24,000 units approved  
 24 right now. So we need to establish a boundary for those  
 25 right now.

1 And then, secondly, I would suggest a 2020  
2 growth boundary, if we're going to expand outside that.

3 And then, lastly, a 2030 boundary. So that we  
4 don't -- as it says, we don't leapfrog from 2010 up to  
5 2030.

6 I'm gonna go back to the top. And I just had  
7 a few things. I said the Hana maps are --

8 CHAIR HEDANI: Could you conclude your  
9 comments? There's a three-minute limit.

10 MR. BLUMER-BUELL: Okay. The Hana maps are  
11 incorrect and incomplete. I notice that some of them  
12 have been corrected. They are still incomplete.

13 And then, secondly, I made one thing where I  
14 would -- was on agricultural land uses. I'd like you to  
15 consider that. I didn't happen to -- this is the one  
16 meeting that I missed during February. I think we had  
17 10 meetings. And my -- my feeling is that we should  
18 have public hearings for all ag land subdivisions.

19 Mahalo.

20 CHAIR HEDANI: Thank you very much, Mr. Buell.

21 The next person that we have to testify is  
22 Mr. Edwin Matsuda. Mr. Matsuda.

23 MR. MATSUDA: Good afternoon, Mr. Hunt,  
24 Director, Commissioner Hedani, and Members of the  
25 Commission. I was formerly in the Planning Commission

1 assessments. And, of course, the housing, we're  
2 concerned.

3 The jobs here, you know, where are -- where  
4 can they go besides the hotel and the government? You  
5 don't have any small business operator except for Hana  
6 Store and Hasegawa's. What's that? We only have one  
7 gas station here. And the price is ridiculous, as like  
8 Hasegawa's.

9 So my concern is just the Planning Commission  
10 would look into the future, not on the growth that they  
11 had here.

12 I think, you know, I have my four  
13 grandchildren. I'm looking for them, too.

14 And the other thing that I'm concerned with, I  
15 have -- I'm going through a subdivision here in Hana. I  
16 completed two for my grandchildren. My concern is that  
17 they all will sell. And you have to make an access to  
18 the beach. I like to oblige them, but there's -- who's  
19 gonna be the liability to the ocean? The ocean? The  
20 DLNR acknowledged that the area is all pali, 25, 30  
21 feet. And I talked to the County, who is gonna be  
22 responsible. They said you still have to make it  
23 accessible. Just 600 feet towards Hana, we have --  
24 there's an access road already on map. And, yet, they  
25 insist that I have to go through this subdivision.

1 in Hana before. And we went over the housing and the  
2 area, to see why certain areas was urban, residential  
3 and business. I was wondering what happened to that  
4 plans that they had previously presented by us before.

5 I don't know if John knows about it, the plans  
6 that we had way back, from housing and everything. And  
7 for me to read all the pamphlet that it have today, I'm  
8 kinda lost.

9 It's nice to see John again. He is familiar  
10 with us. We worked together in the past.

11 The only thing that I'm concerned is that the  
12 Planning Commission decides, anything that belongs to  
13 Hana -- I think we should -- the community itself should  
14 be involved because I'm -- I'm afraid that in order  
15 to -- for business, especially if we're going to have  
16 the big boxes in Hana, taking away the small business in  
17 Hana. And our lifestyle in Hana shouldn't be changed  
18 too much because the economy. The hotel is the only one  
19 that's hiring right now, besides the Public Works, which  
20 I work for directly on Hana Highway. So I'm real  
21 concerned.

22 I born and raised in Hana. And I'm  
23 particularly interested in the culture, the subsistence.  
24 My family and myself have donated the land on the  
25 (inaudible) gardens. And we believe in the cultural

1 My concern is, in Honolulu, the State has been  
2 sued many times because of access road goes through the  
3 beach area. Which is fine for the tourists, but if  
4 there's a liability involved, I don't think it's -- it's  
5 -- the -- I can't afford it. I been through two  
6 subdivision already.

7 CHAIR HEDANI: If you could conclude your  
8 comments, please.

9 MR. MATSUDA: I beg your pardon?

10 CHAIR HEDANI: If you could finish up your  
11 comments, please. There's a three-minute limit on  
12 testimony.

13 MR. MATSUDA: Yes. I thank you very much.  
14 And that's all I say, just, please, the growth of Hana  
15 is my concern. Thank you.

16 CHAIR HEDANI: Thank you very much.  
17 Next person that we have to testify is Lisa  
18 Hamilton.

19 MS. HAMILTON: Thank you all. Aloha.

20 I have three quick points I want to try to  
21 make. I have copies of the Community Plan for 1994.

22 CHAIR HEDANI: If you could use the microphone  
23 because it's being recorded and we have a court  
24 stenographer to take notes for the meeting.

25 MS. HAMILTON: All right. So my point was

1 that in addition to being on the GPAC for several years,  
 2 however long that went on -- I think we're still in  
 3 effect, aren't we? I'm still a member, aren't I? Oh,  
 4 good. Anyhow, I was also on the Community Plan. And I  
 5 -- I wanted to show you the -- what we had as the  
 6 Community Plan for Hana. And this has been changed in a  
 7 way because this area now has just two zones, Urban and  
 8 RR, Rural Residential. What I'm wondering about is  
 9 since we had all these different zones in the same area  
 10 before, does that change mean we had a zone change? The  
 11 definition has changed, does that mean we have a zone  
 12 change and we no longer have different Park,  
 13 Public/Quasi-Public parklands? Is that sort of  
 14 privatization of these lands? And do we need to have  
 15 the zone change review for that. That's one point that  
 16 I would like to make.

17 The second point that I'd like to make has to  
 18 do with -- has to do with the golf course. The golf  
 19 course needs to be recognized as a zone change in  
 20 effect. The conditions -- it's a conditional zone, and  
 21 so the 21 conditions apply. A former member of the  
 22 staff --

23 CHAIR HEDANI: Lisa, can you use the  
 24 microphone, please?

25 MS. HAMILTON: I'll try. Got a lot of -- I

1 only have two hands. I have information, if you want  
 2 copies of it, showing the golf course in fact was  
 3 changed. There are a lot of features that are permitted  
 4 uses, maybe these will be or won't be.

5 One of the main ones -- oh, hold the  
 6 microphone. One of the main conditions is a 1,500-foot  
 7 buffer around the entire zone. A former member of the  
 8 County said that if the golf course is built that the  
 9 buildings that were allowed within the buffer would have  
 10 to be demolished.

11 I have the building permit for the building  
 12 built in the buffer. There is nothing about demolishing  
 13 it. 101 acres was sold to Oprah Winfrey. Her land has  
 14 also very much -- this is the -- she owns a lot of land  
 15 in Hana, of course. But this is right down by Lehua,  
 16 oceanfront land.

17 I would like to point out -- here, I'll give  
 18 this to you. I would like to point out that the golf  
 19 course was actually planned, where the clubhouse would  
 20 go, where each of the 18 holes could go. The zone is  
 21 the golf course. So there's nothing about a buffer  
 22 being -- changing. Here's what the Planning Director  
 23 said. And here is the clubhouse as it's showing looking  
 24 down on the ocean and so forth right there at the edge  
 25 of the golf course.

1 These are all things you can have.

2 The building permit, as I said before, for the  
 3 plantation house does not say it must be demolished if  
 4 they build a golf course. Similarly, the agreement with  
 5 Oprah Winfrey, the witness -- the conditions, Exhibit A,  
 6 it doesn't say anything about her having to remove  
 7 anything. Now maybe she's going to use the golf course  
 8 for her own, you know, desire for a health and fitness  
 9 center.

10 So all of these are relating to the golf  
 11 course which needs to be clarified. I hope you can  
 12 address that.

13 And, finally, the final issue that I have is  
 14 one of the core issues of the GPAC was to hope to  
 15 resolve land --

16 CHAIR HEDANI: Lisa, if you could finish up  
 17 your comments.

18 MS. HAMILTON: I'm gonna finish up with this  
 19 point.

20 That there are literally hundreds of kuleana  
 21 lands throughout the acreage owned by Hana Ranch.  
 22 Einstein said you could never change something by  
 23 fighting the existing reality. You have to build a new  
 24 model to make the existing model obsolete. People going  
 25 one by one by one to have their property quiet titled is

1 just too cumbersome, too expensive, too time consuming.  
 2 I'd like to think there would be an organization. I'd  
 3 like to be part of it, I would like to offer myself to  
 4 help organize, so that there can be a comprehensive  
 5 resolution of the problem.

6 Here is a exhibit that I will hand off to you.  
 7 The 933-acre --

8 CHAIR HEDANI: If you could finish up your  
 9 comments, please.

10 MS. HAMILTON: Okay. The 933-acre parcel has  
 11 this number of parcels within it. Bully Hoopai showed  
 12 he had ownership, but he didn't go to the extent of  
 13 having it adjudicated.

14 Thank you very much.

15 CHAIR HEDANI: Thank you very much, Lisa.

16 The next person that --

17 COMMISSIONER STARR: Mr. Chair -- Mr. Chair!

18 CHAIR HEDANI: Commissioner Starr.

19 COMMISSIONER STARR: Thank you very much,  
 20 Mr. Chair.

21 I do have a question for the testifier.  
 22 Before I do, I'd like to ask staff, there were two very  
 23 pertinent questions brought up by the testifier. I  
 24 would like to get comments on them. They don't -- it  
 25 doesn't have to be right now, if you want to wait until

1 after testimony. But I'm hoping that we can get a  
2 better understanding, first of all, of the difference  
3 between, you know, the maps that we're looking at, which  
4 are the Urban and Rural Growth Boundaries as opposed to  
5 the zoning and Community Plan maps which have SVR and  
6 all the different ones.

7 That was the first question.

8 The second is, what's the status of the golf  
9 course? We have been asked questions about that. I'm  
10 unclear. I haven't seen it on many maps. So if you  
11 would give us some commentary on that.

12 And, also, I did want to ask Ms. Hamilton,  
13 since especially you were on the GPAC and went through  
14 the maps. We did a site inspection earlier, we were  
15 looking at maps that showed the Rural Growth Boundaries  
16 for a lot of parcels, between Hana and all the way  
17 through Kipahulu and into Kaupo. There seemed to be a  
18 lot of shoreline areas that are in those Rural Growth  
19 Boundaries. I'm wondering if you had gone over that and  
20 if you have any comments on that. Because I was kind of  
21 surprised to see you today.

22 MS. HAMILTON: My only comment is I'm  
23 surprised, too. I think it's a problem. And it's  
24 unfortunate the water main was put down there. That was  
25 not in our plan. So, yes, there's a problem.

1 CHAIR HEDANI: Director Hunt.

2 MR. HUNT: In regards to the first two  
3 questions, the Maui Island Plan merely designates Urban  
4 Growth areas and Rural Growth areas. It doesn't do  
5 actual zoning planning designations like on those maps.  
6 The Community Plan designations have to be consistent  
7 with the Urban or Rural Growth areas. So for an  
8 example, you couldn't propose in your Community Plan  
9 Urban use, Single Family Residential, high density,  
10 within a Rural Growth area, it would have to be Rural  
11 Residential Growth area. So the Urban and Rural Growth  
12 areas are just guidance for future community plans.

13 In regards to the golf course, any conditions  
14 of approval, that's more of a permit specific condition  
15 and wouldn't normally be reflected in a community plan  
16 or certainly not the Maui Island Plan, perhaps in the  
17 Community Plan. If they're still applicable to the  
18 permit, then they would still be applicable today and be  
19 implemented at a site specific level.

20 MS. HAMILTON: All I was saying was that  
21 development has occurred or can occur --

22 CHAIR HEDANI: Lisa, you need to use the  
23 microphone. Otherwise, the stenographer will not pick  
24 it up.

25 MS. HAMILTON: All I was saying -- I don't

1 know if this is working. All I was saying is that we  
2 have, basically, violation of the conditions of the golf  
3 course. And the only way to not have any violation  
4 would be for the building permit and sales agreement to  
5 reflect that if it's within the 1,500-foot buffer, the  
6 owner will have to have the building either moved or  
7 demolished. That's what the Planning Director called  
8 for. That was the solution. It's a problem; the  
9 solution, the people don't know about it.

10 CHAIR HEDANI: Thank you.

11 Are there any other questions from the  
12 Commission at this point?

13 Commissioner Hiranaga.

14 COMMISSIONER HIRANAGA: Well, it's not really  
15 a question, but just a reminder to the staff that I  
16 requested the current community plans be overlaid on top  
17 of the Urban Growth Boundaries as proposed by GPAC and  
18 Planning Department. Just so you don't forget, when we  
19 start looking at the Urban Growth Boundaries.

20 CHAIR HEDANI: Planning staff has done that.  
21 Mr. Summers, any comments?

22 MR. MICHAELSON: Actually, Dave Michaelson.

23 Mr. Chair, I actually have that on the  
24 presentation. And as well, we have a graphic right  
25 behind you that matches up the Urban Growth Boundaries

1 and the existing Community Plan designations.

2 CHAIR HEDANI: Thank you.

3 Are there any other questions?  
4 (No response.)

5 CHAIR HEDANI: Okay. The next person that we  
6 have to testify at this point is Mr. Rick Rutiz.

7 MR. RUTIZ: Rutiz.

8 CHAIR HEDANI: If you could please step to the  
9 microphone. There's a chair here. Go ahead.

10 MR. RUTIZ: Thank you very much for coming out  
11 today.

12 I hope that my comments are what you're here  
13 about. I may go off in a tangent. But what I'm talking  
14 about is the possible, hopeful, maybe affordable housing  
15 that the Ranch, the Hana Ranch, is trying to give 100  
16 acres to the community to enable the community to do  
17 affordable housing -- affordable housing for the  
18 community. Excuse me. So there's two ways to do it.

19 Did you guys get out to the subdivision at  
20 all? Did you ride through it at all today?

21 In a lot of those houses, you've got  
22 three-plus generations living in them, just because  
23 there's nowhere else to go. The land around here is in  
24 the \$500,000-plus range. There's really nothing around  
25 \$100,000. For people living on wages, that's not

1 possible. So, basically, this affordable housing is  
2 about the only choice that's coming up for the families  
3 to alleviate the situation. And, hopefully, it will  
4 happen. Hopefully, the transfer will happen, we'll find  
5 the funds to move forward on it.

6 But there's two ways of moving forward. One  
7 is with a classic subdivision stamp on it, taking a  
8 rectangle and putting 42 houses on 15 acres, 10,000  
9 square feet. The other way would be to try and look at  
10 the lifestyle that the community wants to see as their  
11 future. And I think all of you can maybe look at where  
12 we are. Families would like a little more land than the  
13 minimum 10,000 acres.

14 Did you see any fruit trees or heavy vegetable  
15 gardens over in the subdivision? There aren't any.  
16 There's not room.

17 So people would like, as long as land may not  
18 be a scarcity, especially with 100 acres being donated,  
19 the possibility of this subdivision looking a little  
20 different, maybe larger pieces of land. It does not  
21 mean that these are, you know, rich people houses. This  
22 is for the families.

23 Also, the zoning within this area to allow for  
24 when daughter at 18 gets pregnant and has a couple kids,  
25 instead of her moving into the family house, living

1 want to thank you for what you do in training your  
2 students, children of Hana, in using photovoltaic, in  
3 using wind energy, using different products like your  
4 bamboo house that's gonna be dedicated tomorrow. And  
5 you're looking for Hana solutions for Hana problems.  
6 And you deserve a great deal of credit for that. And I  
7 want to thank you publicly.

8 CHAIR HEDANI: Any other questions for  
9 Mr. Rutiz? Thank you very much, Mr. Rutiz.  
10 Commissioner Starr.

11 COMMISSIONER STARR: Yeah. Rick, hold on.  
12 Hold on a minute. Do you know what the status of the  
13 100 acres -- I believe that's the piece above the police  
14 station and --

15 MR. RUTIZ: Borders the health center.

16 COMMISSIONER STARR: And is that still part of  
17 a commitment from the Ranch?

18 MR. RUTIZ: The Ranch would very much like to  
19 give it away. They would like to give it away before  
20 they sell. And we don't at this moment have an entity  
21 to accept it. That's what it's riding on now, to create  
22 this entity that is -- that's accepted by the Hana  
23 community and everyone else.

24 COMMISSIONER STARR: Is that -- this is to  
25 staff. Is that Hana 5? I think that's Hana 5, the

1 under the same roof, maybe, on a half acre, she could  
2 have a small cottage in one corner, maybe uncle tutu,  
3 something like that, could have the same. And as a  
4 community, we've been looking at ways to get trees even  
5 before houses are built on this.

6 So, basically, with the idea and flexibility  
7 within the zoning and planning to do something  
8 extraordinary, community building within this 100 acres  
9 as opposed to saying thank you very much for something  
10 we know that doesn't work. And that's that subdivision.  
11 Because within another 15 or 20 years, whatever we build  
12 up there, it's gonna look like what we have down there.

13 CHAIR HEDANI: Could you conclude your  
14 remarks, please?

15 MR. RUTIZ: I can. So just within your job as  
16 planners to look at this area and maybe within there,  
17 too, there would be the possibility of some sort of  
18 economy driving aspect in there. I don't know how that  
19 works, but just give us the flexibility to let our  
20 future be decided within our hands.

21 Thank you very much.

22 CHAIR HEDANI: Thank you very much.

23 MR. RUTIZ: Any questions?

24 CHAIR HEDANI: Commissioner Mardfin.

25 COMMISSIONER MARDFIN: Rick, first of all, I

1 Rural -- inside the Rural Growth Boundary for Hana 5.  
2 Maybe it's Simone, I think that's on top of this. I  
3 just wanted to be sure that that's included.

4 MR. MICHAELSON: Yes.

5 CHAIR HEDANI: Mr. Michaelson.

6 MR. MICHAELSON: That's correct, Jonathan. It  
7 is Hana 5.

8 COMMISSIONER STARR: And will that give us the  
9 flexibility at the Community Plan stage, which is when  
10 the rubber meets the road, for the community to be able  
11 to be flexible, whether it's in clustering or whether  
12 it's in, you know, this kind of ohana deal that Rick is  
13 talking about?

14 MR. MICHAELSON: Actually, the GPAC's  
15 recommendation was very precise in that regard to Hana.  
16 And if you notice the spreadsheets, when they allocated  
17 units -- and we had a lot of discussion about this.  
18 Also, Lisa was involved and several other members of the  
19 Hana GPAC contingent. But the idea was that let's let  
20 that happen at the Community Plan. That's the most  
21 appropriate place to start making decisions about not  
22 only where something is, but what its urban form may  
23 manifest itself with. So they reserved.

24 And if you look at that spreadsheet, it will  
25 go down and say, I believe, 100 acres, 200 units. I

1 will double-check. I'm making the presentation. But  
 2 that was exactly their thinking, that let's let Hana  
 3 have that debate in the community plan process.  
 4 CHAIR HEDANI: Mr. Summers, did you have  
 5 comments on that?  
 6 MR. SUMMERS: Thank you, Mr. Chairman.  
 7 That's correct. As Dave noted, it was  
 8 delegated down to the community plan process, both for  
 9 the specific location of the 100 acres, and how it will  
 10 be developed, in phases and the actual site plan.  
 11 COMMISSIONER STARR: So my understanding of  
 12 where we are now --  
 13 CHAIR HEDANI: Commissioner Starr --  
 14 COMMISSIONER STARR: Thank you.  
 15 CHAIR HEDANI: -- do you have questions for  
 16 the testifier?  
 17 COMMISSIONER STARR: Yes. I have a comment,  
 18 Mr. Chair.  
 19 CHAIR HEDANI: Okay.  
 20 COMMISSIONER STARR: Thank you.  
 21 So my understanding is that where we are now  
 22 with this gives us the flexibility to be able to carry  
 23 out the community will as per comments by Mr. Rutiz?  
 24 MR. SUMMERS: Yes, that's correct.  
 25 COMMISSIONER STARR: Thank you.

1 development. I'm so grateful for them to stand up for  
 2 not selling out for money. And I appreciate your help  
 3 in helping us, I guess, keep country country.  
 4 Thank you so much.  
 5 CHAIR HEDANI: Thank you, ma'am.  
 6 Are there any other Members of the -- I'm  
 7 sorry. Questions?  
 8 Commissioner Mardfin.  
 9 COMMISSIONER MARDFIN: I have a question for  
 10 the testifier. Is that subdivision going through? Have  
 11 they gotten all the approvals?  
 12 MS. YAP: It's just heart breaking. We had a  
 13 meeting there just on Sunday. And I guess they did a  
 14 lot of things illegally, and then were gonna try to get  
 15 permitted afterwards. So, hopefully, these -- these  
 16 people that -- I mean, I only could cry the first year.  
 17 And I did nothing. And I finally took the papers into  
 18 someone in Hana and said, "I don't know how to fight  
 19 this." They said we coulda been fighting it all along."  
 20 But I guess they built wells and they've done a lot of  
 21 things illegally. So, hopefully, that will stop now.  
 22 CHAIR HEDANI: Any other questions for the  
 23 testifier?  
 24 Commissioner Mardfin.  
 25 COMMISSIONER MARDFIN: Are you in contact with

1 CHAIR HEDANI: Any other questions for the  
 2 testifier?  
 3 (No response.)  
 4 CHAIR HEDANI: Seeing none, that's all the  
 5 testifiers that we have signed up. Are there any other  
 6 members of the public that would like to offer testimony  
 7 at this time? Please come forward and state your name  
 8 into the microphone for the record, please.  
 9 MS. YAP: Hello. My name is Rae Ann Yap. I'm  
 10 a widow. My husband was Hawaiian/Chinese/Filipino. In  
 11 this -- shall I go on? Shall I get to -- do I get to  
 12 speak now? Okay. Thank you.  
 13 So in the seventies, I wrote off Maui because,  
 14 above Napili, we were so heartbroken that the golf  
 15 courses were polluting our oceans. And my friends'  
 16 Hawaiian house on the beach -- they were tricked out of  
 17 their property. Little did I know the Ritz-Carlton was  
 18 going in and all the condominiums. We were upset about  
 19 a golf course.  
 20 Now I live Lower Nahiku, and they're trying to  
 21 build a subdivision next to me. I overlook a waterfall.  
 22 I will look at a subdivision. It's heartbreaking.  
 23 It is hard not to be upset over development  
 24 when I would imagine everyone would wanna live here, but  
 25 please, please. I was so proud of Hana for holding back

1 the Planning Department and other departments to find  
 2 out what the status of that is?  
 3 MS. YAP: I don't know who is -- I mean, the  
 4 people who are in charge are working on it. I think  
 5 John knows more than -- way more than I.  
 6 MR. BLUMER-BUELL: The GPAC looked at this --  
 7 the GPAC looked at this three years ago.  
 8 CHAIR HEDANI: John, the questions are for the  
 9 testifier. So if the testifier can answer the question,  
 10 fine. If she cannot, then we're gonna move on with  
 11 additional testimony.  
 12 MR. BLUMER-BUELL: I know the answers if  
 13 you're interested.  
 14 CHAIR HEDANI: Commissioner Mardfin.  
 15 COMMISSIONER MARDFIN: May I ask John  
 16 Blumer-Buell to answer the question?  
 17 CHAIR HEDANI: Mr. Buell.  
 18 COMMISSIONER HIRANAGA: Mr. Chair --  
 19 COMMISSIONER MARDFIN: Mr. Chairman, a  
 20 question was raised, we have somebody in the audience,  
 21 in attendance in the audience, who seems to have some  
 22 information on it. If it was a short answer, I think we  
 23 could sure allow it.  
 24 CHAIR HEDANI: Are there any other members of  
 25 the public that would like to offer testimony at this

1 time? Okay. We still have several other members of the  
2 public that have not testified that would like to offer  
3 testimony. So at the end of all testimony, we can come  
4 back and have the question answered, if that's the case.

5 Lucienne, could you step to the microphone,  
6 please? Identify yourself for the record. Three  
7 minutes.

8 MS. deNAIE: Thank you.

9 Lucienne deNaie, former GPAC member,  
10 testifying today. Nice to see you all here in Hana.

11 I just want to point out that we do have a  
12 number of GPAC members here. And that if you do have  
13 questions about some of these policies and so forth, as  
14 you go on, I think that all of us would humbly offer  
15 ourselves as resources.

16 I served on the Economic Development IRC, the  
17 independent committee that carefully reviewed these  
18 policies. So, you know, if you have questions, be happy  
19 to help. I also served on the Heritage Resources IRC.

20 The things I would like to bring to your  
21 attention today are some of the rural areas in Hana. We  
22 had questions about them when we saw them. The ones  
23 that are east of town, east of Hamoa. It just seems  
24 like, at the Rural designation, unless these are gonna  
25 be very large lots with very minimum structures, you're

1 part was kind of watered down. We are building -- we  
2 are building on a house of sand.

3 We all know that, 100 years ago, many people  
4 only leased the land. And then it was later just kind  
5 of mysteriously transferred to ownership to the people  
6 they were leasing it from because their families didn't  
7 understand the process. We really need to make these  
8 things right. And East Maui is a place where it's a  
9 very, very overt example.

10 So thank you for your time. And I look  
11 forward to hear what you folks have to say.

12 CHAIR HEDANI: Thank you very much.

13 Anyone else that would like to offer testimony  
14 at this time? Okay. Step up to the microphone and  
15 state your name for the record. Thank you.

16 MR. LINDQUIST: Good afternoon. Good  
17 afternoon. Good afternoon. Good afternoon. My name is  
18 Carl Lindquist. I'm also a former GPAC member.

19 I didn't intend to testify today. And I'm  
20 really only giving you a piece of information relative  
21 to the 100 acres of land that Hana Ranch has made --  
22 donated for public purposes. I wanted you to know I'm  
23 also on the advisory committee to Hale Hulu Mamo, which  
24 is our Hana senior center. We have completed a  
25 feasibility study and are working on a joint venture

1 gonna be setting yourself up for infrastructure  
2 challenges here. Number one that comes to mind is the  
3 road; number two is trash; number three is water.

4 And so I think that, you know, if we could  
5 look at these things as part of the big picture. We do  
6 have some guidelines that were developed for the rural  
7 infrastructure standards, to make sure that these  
8 standards are really going to be met at the levels that  
9 would be expected for oceanfront homes, if that's what  
10 we're gonna be putting there.

11 The other thing I wanted to bring up is echo  
12 the comments that were made about business opportunities  
13 in Hana Town. You'll note in your Economic Development  
14 section that encouraging small business is actually one  
15 of our sectors. And we felt it was an extremely  
16 important one. And in places like Hana, it certainly  
17 would be.

18 And so I urge you to support those policies.  
19 They were very carefully thought out. And they really  
20 are trying to give the mom and pop, the small business,  
21 the support that -- they're always getting the lip  
22 service, but they really need the policy support.

23 And last but not least, the -- I agree with  
24 the comments made about resolving land titles. And I  
25 was disappointed that, in the Vision Statement, that

1 with Hale Mahaolu for the development of a new senior  
2 center including a modest senior living component that  
3 is in that 100 acres, and have been working with Hana  
4 Ranch.

5 So I wanted you to be aware that the 100 acres  
6 is not totally for affordable housing. There are other  
7 community purposes that are being considered for parts  
8 of that land.

9 CHAIR HEDANI: Thank you, Mr. Lindquist. Is  
10 that the extent of your testimony, Mr. Lindquist? Is  
11 that the end of your testimony?

12 MR. LINDQUIST: I'm sorry?

13 CHAIR HEDANI: Is that the end of your  
14 testimony?

15 MR. LINDQUIST: That is the end. I'm sorry.  
16 That's the end of my testimony.

17 CHAIR HEDANI: Okay. Thank you.  
18 Questions?

19 Commissioner Starr.

20 COMMISSIONER STARR: Yeah. Mr. Lindquist,  
21 good to see you. I'm actually happy to hear that there  
22 is a mixed use concept for that, because I think, you  
23 know, that is definitely the trend that we're realizing  
24 works best.

25 Is there any prospect of additional uses



1 there? I mean, I don't know if there's going to be  
2 senior housing plus affordable housing for families and  
3 different groups. It might be good to have some  
4 shopping opportunity there, retail as well. Has there  
5 been any discussion with that? And if so, I wanna be  
6 sure that there's a mechanism for possibly doing it so  
7 that maybe it would be possible to put more of a  
8 community out there that can work together rather than a  
9 need to get in the car at every moment for every  
10 function.

11 MR. LINDQUIST: I'm not aware of any -- of any  
12 dialogue that's going on about any commercial use of the  
13 property, Jonathan. The idea of the senior center and  
14 the affordable housing in close proximity to the medical  
15 center seemed to make a lot of sense to us, looking at  
16 the feasibility of the land. But I'm not aware of any  
17 other -- any other commercial uses.

18 COMMISSIONER STARR: Do you think, you know,  
19 that kind of increasing the mixed use would be something  
20 that would be welcome or something that would be shunned  
21 by the community? You've been here a long, long time.

22 MR. LINDQUIST: I'm really only speaking for  
23 myself, but my general feeling is that the people of  
24 Hana prefer to have commercial properties located in the  
25 center of Hana Town.

1 CHAIR HEDANI: Thank you very much,  
2 Mr. Lindquist.

3 Any other members of the public that would  
4 like to offer testimony? Please step to the microphone  
5 and state your name.

6 MS. BRUCE: Good afternoon. My name is Lesley  
7 Bruce. I'm very thankful that the Commission is here  
8 today.

9 And I wanted to share that the choice of the  
10 100 acres was not offered to the community. There have  
11 been many disputes on where that suitable 100 acres  
12 would be in relation to the town center itself. People  
13 usually go to the post office once a day. And it's not  
14 within walking distance. And there are problems with  
15 that 100 acres because the community has not been  
16 offered which 100 acres it wants in relation to what  
17 exists right now.

18 Thank you very much.

19 CHAIR HEDANI: Thank you very much, Ms. Bruce.

20 Any other people that would like to offer  
21 testimony?

22 Please step to the microphone and state your  
23 name for the record. The microphone is directional, so  
24 please speak directly into it.

25 MS. SIMONSON: Thank you. Hello. My name is

1 Julie Simonson. I live in Lower Nahiku. I mention,  
2 along with Rae Yap, the concerns that our community has  
3 with the lack of water.

4 Apparently, we have a sponge. And whenever  
5 you stick a straw in it, you drain it all. So our  
6 rivers, we have no prawns. And it's only getting to  
7 show up more and more as time goes on. And they're  
8 adding another subdivision potentially.

9 The other thing is it seems as though we're  
10 taking their past, their present and future. The past  
11 in the way that we're approaching the land with  
12 bulldozers to clear it. In other cultures, we -- we  
13 respect and we get paint brushes and we have crews that  
14 study the history and go inch by inch. A bulldozer is  
15 really not appropriate.

16 So there's the water concern. If there is no  
17 water -- there's a Hawaiian statement -- or someone's  
18 statement -- if no can, no can. If no water, no can.

19 If this new subdivision were required to maybe  
20 honor by catching water and doing solar, maybe we could  
21 fit in more. We're not resisting change. We know more  
22 will come. What we're asking for is that you don't  
23 change the quality of life that is there now by adding  
24 more and more people without a consciousness about what  
25 it will support.

1 Moratoriums, on the other side, seem to work  
2 with a consciousness about what the land can give.  
3 Please consider that for us out here.

4 Thank you.

5 CHAIR HEDANI: Thank you very much.

6 Any other members of the public that would  
7 like to offer testimony at this time?

8 Please step to the microphone and state your  
9 name for the record. Lady in the brown, please.

10 MR. BURKE: I'm ready if you are, I guess.  
11 Are you ready, Chair? Okay.

12 CHAIR HEDANI: You can offer your testimony  
13 after the gal in the bronze shirt.

14 MS. POAIPUNI: Good evening -- oh, good  
15 evening. Good afternoon. Thank you for coming to Hana.  
16 And, you know, we just love --

17 CHAIR HEDANI: If you could just state your  
18 name for the record.

19 MS. POAIPUNI: Sorry about that. My name is  
20 Terry Lee Poaipuni, born and raised here. Been here for  
21 -- been here for several years. And, you know, I thank  
22 you for coming here, for you to be listening to us.  
23 Because oftentimes things happen and we don't even know,  
24 you know. And changes happen so fast. One minute,  
25 you're by yourself on Ag land, the next minute, you've

1 got someone right next to you. And it's like a million  
 2 dollar house.  
 3 And I live in Koali. And now we have people  
 4 draining wells. And, you know, we're afraid of what it  
 5 will do to the environment. And it's so disappointing  
 6 because oftentimes you would think -- this is a small  
 7 island. You would at least -- everybody would know  
 8 exactly what's coming down, but oftentimes we don't.  
 9 Another thing -- another thing that I -- is a  
 10 concern to me is the fact that I worked on the -- the  
 11 Hana plan, I believe, in '84, '82. I don't know what  
 12 happened to that one. I don't think anybody even looked  
 13 at it. We put hard work in that. I don't even  
 14 understand why we even get together and do that when, in  
 15 fact, nobody gives a damn.  
 16 So, you know, as local people coming in and  
 17 offering -- you know what, that's why a lot of our  
 18 locals -- I'm local and I'm proud to be here to  
 19 represent whoever. Which, in Hana, everybody's related.  
 20 So I'm saying this because I know we have a lot of, you  
 21 know, other in the group. And I'm proud to say I'm  
 22 representing the Hawaiians that is not here.  
 23 And so I'm -- what I'm asking is that you  
 24 really go through Hana carefully. We have a lot of, you  
 25 know, cultural sites. And it's so easy to have

1 Goodfellow or whoever coming here and just plow  
 2 everything, just get rid of everything that we have.  
 3 We have lot of taro patches no longer in use,  
 4 because, like others said, people left because of jobs  
 5 and now their title is no longer in place. And other  
 6 people own 'em now. And all our old -- you know, all  
 7 our old pins that was originally there that was done by  
 8 the State, before 1982, now no longer exists because  
 9 they had somebody else from the State come in and put up  
 10 new pins. So all our local -- all our local pins that  
 11 marked off our properties no longer is the same.  
 12 So I'm concerned with all these different  
 13 things is happening. And being from this place, born  
 14 and raised, please continue to watch and make sure that  
 15 stuff like this don't go -- you know, don't go past you  
 16 guys' way. So it's easy. You got so much things, I  
 17 know, on your agenda.  
 18 But please for Hana -- and I thank Ward for  
 19 representing us. We go back way far, too, with us.  
 20 But, again, you need to realize that Hana -- everybody  
 21 is coming, running way over here to come fish, but we --  
 22 you know, we got to stop 'em because we gotta preserve  
 23 our place. There's a lot of stuff.  
 24 CHAIR HEDANI: Can you complete your comments,  
 25 please?

1 MS. POAIPUNI: Okay. Thanks. But -- so  
 2 please continue to malama and take care. Thanks.  
 3 CHAIR HEDANI: Terry, could you give your last  
 4 name to the court stenographer so she has the spelling  
 5 of your name correctly?  
 6 Any other member of the public that would like  
 7 to offer testimony?  
 8 COMMISSIONER STARR: Mr. Chair, I have a  
 9 question for the testifier.  
 10 CHAIR HEDANI: Question for the testifier,  
 11 Commissioner Starr.  
 12 COMMISSIONER STARR: Thank you. Yeah. The  
 13 plan you referred to, was that the Community -- last  
 14 Community Plan process?  
 15 MS. POAIPUNI: Yes, it was the plan. And I'm  
 16 not sure if there's any other plan that has been made.  
 17 It was in the early eighties, I believe, that we --  
 18 COMMISSIONER STARR: I think that was the  
 19 Community Plan previously.  
 20 MS. POAIPUNI: Right. Citizens advisory  
 21 council put it together.  
 22 COMMISSIONER STARR: Can I just ask staff to  
 23 comment, either now or later, on the relationship  
 24 between what we're doing now and the community -- the  
 25 previous community plan and then the next community

1 plan? Let's --  
 2 CHAIR HEDANI: Mr. Summers.  
 3 MR. SUMMERS: Thank you, Mr. Chairman.  
 4 We'll address that in the staff presentation.  
 5 CHAIR HEDANI: Any other questions for the  
 6 testifier?  
 7 I know we have several people that would like  
 8 to offer testimony. So please step to the microphone  
 9 and state your name for the record.  
 10 MR. CHANG: My name's Bill Chang. I have  
 11 concern about the 100 acres that's been designated for  
 12 affordable housing. That area up there is quite boggy  
 13 in certain sections. And I have a feeling that may be  
 14 an engineering problem, drainage.  
 15 If you know Hana, you drive on the mauka road,  
 16 up the mauka road is the state highway that goes above  
 17 the subdivision. When it really rains, it flows right  
 18 over that road, literally. And that all comes from the  
 19 fields up above. One collection area is a little  
 20 streambed near the fire station, between the fire  
 21 station and the Public Works building. That collects  
 22 it. And sometimes that is not enough.  
 23 But up above, I worked in the fields up there,  
 24 in the early eighties. And it gets really boggy. It's  
 25 like a sponge. And then you start moving soil around

1 and developing, you're going to open up a can of worms  
2 as far as drainage goes. Just wanted to let that out  
3 because it's gonna -- it's like saying Nahiku and other  
4 places, if you don't know the geological situation,  
5 bulldozer can fix it, but then, 20 years later, you're  
6 going to be rebuilding.

7 CHAIR HEDANI: Thank you very much, Mr. Chang.  
8 Are there any other members of the public that  
9 would like to offer testimony?

10 Please step to the microphone, state your  
11 name.

12 MR. BURKE: Hi. James Burke.

13 My concern is mainly about the -- about the --  
14 let me put in perspective of my way of thinking. If you  
15 read a lot of anthropologists and nutritionists and  
16 whatnot, 200 years ago precontact Hawaiians had the most  
17 complete diet known to mankind. Since then, presently,  
18 we import -- what is it -- 85, 90 percent of our  
19 produce, food. We live in a rainforest right now that  
20 averages up to 365 inches of rain a year. Most of the  
21 people on catchment systems are out of water presently.  
22 They aren't able to bathe, they are unable to eat. Now  
23 they're coming over to my house and showering.

24 You know, we have no supervision out here.  
25 There's laws galore, but there's nobody enforcing them.

1 being dug that there are instances of illness, cancer,  
2 et cetera, increasing. Same with the rumors that  
3 happened when the subdivision was built, with old  
4 piping.

5 You know, when I first moved out here,  
6 everybody said do not drink the water. Now, this seems  
7 pretty absurd in a pristine environment that, 200 years  
8 ago, you didn't have to worry about anything. There was  
9 fish galore, there was water galore, there was housing  
10 galore. This end of the island supposedly supported  
11 over 100,000 people. Now we're struggling for 2,500.

12 I think that the way that we're operating out  
13 here in Hana is not working. And I personally think  
14 that the people of Hana should be able to govern Hana.  
15 If that means making us our own little political  
16 fiefdom, then so be it. And you guys wouldn't have to  
17 drive out here. But, you know, this is a community that  
18 does not really get into capitalism. So maybe it's time  
19 that Hana just fell to the wayside and let us take care  
20 of ourselves.

21 My main concern is health, lack of oversight  
22 and lack of information. You can't tell me there's this  
23 place on the web where I can find out who is drilling  
24 the well. And you can't tell me who's drilling it  
25 illegally because there's nobody out here inspecting it.

1 There's not one person that enforces what's taken out of  
2 the sea, from Keanae all the way to Kaupo. You know,  
3 you have seven police officers from Keanae all the way  
4 to Kaupo. You've got all this development that's in the  
5 rumor mill coming in, where all of these infrastructures  
6 that are there or are not there presently are gonna be  
7 spread even thinner. My concern is that progress is not  
8 paving over the past.

9 We can't just continue to institute laws that  
10 affect Hana without us having proper -- proper  
11 representation. As I understand it, Hana is not able to  
12 elect its own officials. Unfortunately, our votes are  
13 lumped in with the rest of the island. If there's only  
14 2,000 people on this end of the island, there's no way  
15 we're ever gonna make any impact on what goes on in our  
16 own lives, when we have everybody from -- that doesn't  
17 live here having the say-so.

18 So my major concerns right now are that we do  
19 not have the information. It's as -- they've touched  
20 upon on wells. There's wells being drilled all the way  
21 along this end of the island. And it's -- it's  
22 affecting the springs, it's affecting peoples that have  
23 been living here's water sources. It's also affecting  
24 old pipes. There's people out in Kipahulu that are  
25 complaining that due to new land ownership and wells

1 If you go out and look at all these houses  
2 that aren't like straight on the road, you'd be shocked,  
3 none of them fit to code. This is an area that,  
4 basically, is living in the 1850s. And most of the  
5 people are okay with it because progress really hasn't  
6 done 'em a whole lotta good. My concern is allow us to  
7 have representation. Or if you won't allow us to have  
8 representation, at least enforce rules that you have.  
9 Get us water studies, get us easement studies, get us  
10 infrastructure studies.

11 Thank you.

12 CHAIR HEDANI: Thank you very much, James.  
13 (Applause.)

14 CHAIR HEDANI: Are there --

15 COMMISSIONER STARR: Mr. Chair.

16 CHAIR HEDANI: Do you have a question for the  
17 testifier?

18 COMMISSIONER STARR: Yes, I do.

19 CHAIR HEDANI: Proceed, Commissioner Starr.

20 COMMISSIONER STARR: Thank you very much,  
21 Mr. Chair. I appreciate that.

22 Have you looked at the commission on Water  
23 Resource Management of the State of Hawaii web page to  
24 see the list of all the well permits?

25 MR. BURKE: No, I haven't. I don't know where

1 to go to get it, nor have I found anybody on this end of  
2 the island who knows where to get it.

3 COMMISSIONER STARR: You may want to talk to  
4 Ms. deNaie, if you're looking for information on that.  
5 Thank you.

6 MR. BURKE: Well, my question to that, though,  
7 would be how do you know which wells are being drilled  
8 that have not applied for the permit. And you don't  
9 because you don't have any on this end of the island  
10 physically on location looking at the problems. So you  
11 have communities like Kipahulu that are complaining that  
12 wells have been drilled, we're having to use old water  
13 pipes that are causing incidence of cancer and people  
14 going to the mainland.

15 CHAIR HEDANI: Thank you very much, Mr. Burke.  
16 Are there any other questions for the  
17 testifier?

18 (No response.)

19 CHAIR HEDANI: Are there any other members of  
20 the public that would like to offer testimony at this  
21 time?

22 Please step to the microphone and state your  
23 name.

24 MS. LONO: Aloha. My name is Dawn Lono, but  
25 I'm not testifying for myself. I was asked to read a

1 (inaudible) subdivision; encourage the expansion of  
2 community agricultural development; continue on plans  
3 for the Hana wharf; communication between Hana residents  
4 and entities planning on projects affecting the  
5 community; preserve the coastal lands and areas  
6 important to the Hawaiian people.

7 We simply desire to maintain the special  
8 place. I wish for the Hawaiian people to maintain their  
9 culture and for the younger generation to be involved in  
10 that which is rightfully theirs.

11 I have seen how Kaupo and Kipahulu and Hana  
12 have changed in population.

13 Land has been purchased by mainlanders. It is  
14 true, if we build, they will come. We need to build for  
15 our own people.

16 These are some of my personal concerns. And I  
17 sincerely hope the Maui Plan will afford the future  
18 generation a good quality of life, and Hana will  
19 continue to make efforts to maintain its sense of place.

20 Submitted with aloha, Rose K. Soon. Mahalo.

21 CHAIR HEDANI: Thank you very much.  
22 (Applause.)

23 CHAIR HEDANI: Are there any other members of  
24 the public that would like to offer testimony at this  
25 time?

1 testimony for Rose Soon, who is unable to be here. I  
2 submitted 15 copies of it for the Commission.

3 On December 3rd, 1924, I opened my eyes to the  
4 world in little Kaupo, Maui. And we remained isolated  
5 until the opening of the auto trails to Kipahulu, Maui  
6 in 1937.

7 Since then, I have had the experience of  
8 having lived in Upper Paia, Makawao, Kahului, Wailuku,  
9 Kaimuki, Kahala, Waiehu, Kaneohe, (inaudible) Colorado,  
10 Tempe, Arizona, Lakewood, California, Redondo Beach,  
11 California. I have traveled to Tahiti four times, China  
12 twice, Canada. I have visited those areas after having  
13 been left behind.

14 My conclusion is that changes are inevitable.  
15 All are interrelated. As much as I wish that Hana could  
16 remain a simplicity -- a simplicity of those early years  
17 and the changes and plans need -- plans need to be based  
18 on the vision of the future, if that is possible.

19 A major concern is no homes on the hills in  
20 the Hana area; no building on beach areas; no McDonald's  
21 and other non local fast food businesses; no golf  
22 course; an active plan for environmental aspects;  
23 affordable housing for younger couples with growing  
24 families; an approach to the proposed expansion of  
25 Panimai Park that will not encroach on the new

1 Please step to the microphone and state your  
2 name.

3 MR. HARRINGTON: Hi, I'm Chris Harrington.  
4 Thanks for coming out today.

5 I just wanted to reiterate a theme that's kind  
6 of going around the room today, which is about letting  
7 Hana decide for Hana. And when these things are adopted  
8 that you're looking at, to leave the leeway and the  
9 ability for Hana to be able to make some of its choices  
10 for itself. Because what happens when the community is  
11 informed out here, they show up. But when they're not,  
12 or they don't know, a lot of meetings happen and people  
13 get frustrated after the fact. And I've learned that  
14 myself. Several of us worked very hard to get a new --  
15 another meeting of the Hana Advisory Committee when the  
16 B&B issue was up. And the whole town showed up. It was  
17 great. A lot of people had a lot to say about it. A  
18 lot was discussed. And it was really positive in the  
19 end. You know, some people were for it, some people  
20 were against, but everybody talked about it.

21 The problem was, after that meeting -- and the  
22 people that were on this committee had delayed their  
23 vote on that until this meeting we had in Hana, but then  
24 it was never discussed. And then the next meeting in  
25 the Planning Committee -- or Commission. So that was

1 really frustrating for all of us that did all of that  
 2 hard work.  
 3 So I think the point is, even with this 100  
 4 acres -- and there seems to be a lot of opinion on it --  
 5 there are other -- I don't know about commercial  
 6 ventures on it, but there are other things that the  
 7 community may come up with that it would like for that  
 8 100 acres, like maybe community farming or coop farming  
 9 on it or something. Who knows what it is? But unless  
 10 the people of Hana are told about it and able to come  
 11 out and talk about it and listen to, none of that's  
 12 gonna happen.  
 13 So I just encourage you, whatever you vote  
 14 for, to give the leeway for Hana to be able to decide  
 15 some things that Hana wants.  
 16 So that's it. Thanks.  
 17 CHAIR HEDANI: Thank you very much,  
 18 Mr. Harrington.  
 19 Are there any other members of the public that  
 20 would like to offer testimony at this time? Seeing  
 21 none, public testimony is closed.  
 22 COMMISSIONER MARDFIN: Mr. Chairman?  
 23 CHAIR HEDANI: Seeing none, public testimony  
 24 is closed.  
 25 Commissioner Mardfin.

1 comments. Anything that you can think of for a question  
 2 is a question they're required to answer by law. There  
 3 are many, many issues that will be brought up.  
 4 And, finally, it's my understanding that part  
 5 of this project would trigger a Special Management Area  
 6 permit which would be held before the Hana Advisory  
 7 Committee to Maui Planning Commission. So this project  
 8 proposed, really, in Upper Nahiku is in full site.  
 9 CHAIR HEDANI: John. John, if the project is  
 10 going to come before a Special Management Area permit,  
 11 it will be appearing before this Commission. So we need  
 12 to stop talking about that particular issue so that the  
 13 commission is not tainted in any way in reviewing that.  
 14 Was your question answered, Commissioner  
 15 Mardfin?  
 16 COMMISSIONER MARDFIN: Yes. I got the  
 17 impression from the speaker that things were already  
 18 being done. And it sounds like they need -- they  
 19 haven't gotten their permissions and permits and stuff.  
 20 So my question is answered.  
 21 CHAIR HEDANI: Okay. Public testimony is  
 22 closed. We'll move on with the next item on our agenda.  
 23 Director Hunt.  
 24 MR. HUNT: Your next item involves staff  
 25 presentations on the Draft Maui Island Plan's proposed

1 COMMISSIONER MARDFIN: Mr. Chairman, before  
 2 you do that --  
 3 CHAIR HEDANI: Oh. You wanted a --  
 4 COMMISSIONER MARDFIN: I wanted a question of  
 5 John Blumer-Buell.  
 6 CHAIR HEDANI: Mr. Blumer -- Mr. Buell. If  
 7 you want to repeat your question, Ward.  
 8 COMMISSIONER MARDFIN: I think the question  
 9 had to do with what's going on in Lower Nahiku and what  
 10 the status is with the permits, what can be done.  
 11 MR. BLUMER-BUELL: The General Plan Advisory  
 12 Committee looked at the proposed Nahiku Homesteads  
 13 subdivision about three years ago. It has since changed  
 14 into something completely different at this point. The  
 15 Nahiku Community Association last Sunday invited Chris  
 16 Hart & Associates to Lower Nahiku. And their  
 17 organization and the developer made a very good  
 18 presentation to the community. And there was probably  
 19 28 to 25 people from the Lower Nahiku and other  
 20 communities that testified. The whole process at this  
 21 point has triggered an environmental assessment. So  
 22 we're in the pre-consultation period. They say they  
 23 intend to file their environmental assessment around  
 24 June 10th, so those documents at that point will be in  
 25 Hana Library. People will have 30 days to make their

1 growth boundaries for the Hana Community Planned Region,  
 2 and, also, staff presentation on Housing Element. So  
 3 what we'll do is -- Dave Michaelson is the project  
 4 planner on this. He will go over the growth boundaries  
 5 for the Hana Community Plan. Because we're out in Hana,  
 6 we wanted to do this in front of the Hana community so  
 7 that you'd have an idea of the proposed growth areas in  
 8 this area. And then, after that, there will be a  
 9 discussion on the Housing element within the Maui Island  
 10 Plan.  
 11 So unless there's any questions at this point  
 12 or comment --  
 13 CHAIR HEDANI: Commissioner Hiranaga.  
 14 COMMISSIONER HIRANAGA: I believe the Director  
 15 skipped B on the agenda, or did we already do B?  
 16 CHAIR HEDANI: We already approved minutes.  
 17 COMMISSIONER HIRANAGA: Okay. I guess I was  
 18 not paying attention.  
 19 CHAIR HEDANI: I don't think I asked for a  
 20 second and I don't think I asked for questions, just  
 21 approve.  
 22 Director Hunt.  
 23 MR. HUNT: Unless there's any other questions,  
 24 Dave Michaelson is the staff planner who's in charge of  
 25 actually the whole Maui Island Plan. Dave.

1 MR. MICHAELSON: It's kind of a daunting job  
2 description, yeah.

3 My name's Dave Michaelson. I'm with Long  
4 Range Planning. I was out here with you in September,  
5 if any of you were here at that point.

6 First of all, thank you so much for having us.  
7 My two favorite places to go with my job are Molokai and  
8 Hana. And what you just witnessed is why.

9 I'm a community planner. I don't do permits.  
10 I don't issue water permits. I quit doing that 15 years  
11 ago because it broke my heart. And now what I do is  
12 community planning, urban design, environmental planning  
13 for the Long Range Division. And, in fact, I will be  
14 working with you on your community plan. So we'll get  
15 to know each other really, really well.

16 What I would like to do is take you, because  
17 we had a lot of public testimony -- which is a good  
18 thing, not a bad thing -- I'm going to take you through  
19 the Directed Growth Strategy pretty quickly. And, also,  
20 I made note of about 10 questions, I'm going to try to  
21 cover those as well.

22 What I'm gonna do is describe what these  
23 things are. And I think there are some -- there is some  
24 confusion, so I'll try to clarify that. Why we're doing  
25 it, how we did it, what it means to Hana, all right, and

1 connect with you before -- before I go.

2 But the question is, who are we planning for?  
3 And this is so important. And, in fact, several people  
4 pointed this out.

5 I went into Baldwin High last -- it was last  
6 fall. And what I did, I went into some senior classes  
7 and talked to them about the future of Maui and what  
8 they were worried about. And I asked them three  
9 questions. And the first question I asked them was how  
10 many of you were born on Maui. All right. And about 80  
11 percent of the hands went up. And the second question I  
12 asked 'em is how many of you want to live here the rest  
13 of your life. And anecdotally, it was about the same.  
14 Then I asked how many of you think you'll be here in 10  
15 years. And about three hands popped up. And that was a  
16 bell ringer for a planner.

17 So then you sit down and ask them why. And it  
18 wasn't what you might expect, that, oh, Maui is changing  
19 or the cultural tensions are too much. It's what am I  
20 gonna do and what kind of island am I gonna see. All  
21 right.

22 So I always use this. This realtor is gonna  
23 sue me some day for this. I'm sure he's a very nice  
24 man. But when I saw that, I just had to take a picture  
25 of it. So it's who are we doing this for?

1 the island as a whole. And then I'll be glad to take  
2 any of your questions. Then we'll take you through the  
3 Housing section as well.

4 The first thing I want you to keep in mind is  
5 the reason we're going through this presentation is --  
6 is you've heard a lot of discussion about those  
7 boundaries, yeah. And they're important. And they have  
8 implications. And the community should understand  
9 those.

10 But, also, feel free to snag me at any time.  
11 Last time I was here, in September, I sat and talked  
12 story with a lot of people one on one. I'm very  
13 approachable. And if you feel comfortable doing that,  
14 just grab me.

15 So, first of all, let's talk a little bit --  
16 Maui Island -- the County has never adopted growth  
17 boundaries. All right. This is a new concept. And it  
18 is, in fact, different than zoning. And there was a  
19 question about that, I believe, from Lisa Hamilton.  
20 I'll try to cover that.

21 First of all, this is really, really  
22 important. I love working with kids. And, in fact, I  
23 want to get into your school system when we do the  
24 community plan updates. And I know there was a teacher  
25 here, or someone involved with the kids. I'd like to

1 Another assumption -- and several people  
2 pointed this out -- about if you're gonna grow or not.  
3 You're gonna grow. I'm sorry. It's gonna happen. It's  
4 not a matter of how -- or if, but how. How are you  
5 going to grow? Who is gonna be living here? Who are  
6 you gonna plan for? All right. That's what really  
7 matters.

8 And the other thing is that all of you in this  
9 room are demonstrating what Margaret Mead said a long  
10 time ago, that small people in communities can in fact  
11 drive their future. It doesn't have to be driven by  
12 Maui planners in Wailuku. All right. It can be driven  
13 by you. When we come to your Community Plan, I'll --  
14 you'll see that my word is true. But never doubt you  
15 can do that.

16 So now let's get to -- oh, the other thing, I  
17 think this was -- John mentioned this, this idea of  
18 boundaries. All right. Anyone who spent any time on  
19 the mainland -- my career is mostly working in resort  
20 communities or absolutely the most beautiful places in  
21 the world. I'll still in one, thank God. But there are  
22 great places. And each and every one of you know those  
23 great places here in Hana. They may all be different  
24 for you. Some of them may be environmental. Some of  
25 them may be cultural. Some of them could be just places

1 where you swam.  
 2 I actually jumped in Hana Bay right before  
 3 this meeting. Another good reason to come back to Hana.  
 4 But the idea is that if we don't have these  
 5 boundaries, what happens is communities lose their  
 6 identity. All right. And it's a horrible thing to  
 7 watch as a Community Planner. I've seen it over and  
 8 over. And we'll try not to let that happen. That's one  
 9 reason why we're exploring this idea of boundaries in  
 10 our plan.  
 11 And, finally, your environment, your built  
 12 environment and your unbuilt environment. You have  
 13 spiritual connections with that, yeah. They may be from  
 14 different spiritual perspectives, but they're out there  
 15 and they're real. And we need to be thinking about that  
 16 when we think about planning for the future.  
 17 This is really interesting. You'll hear this  
 18 word all the time. Sustainability. Don't you hear like  
 19 planners just kind of blurring that out of the mouth all  
 20 the time? You'll hear developers blurt it out all the  
 21 time. Politicians. But it's funny, when you take that  
 22 word and you take the first four letters off and the  
 23 last six, you get aina. Is that not a beautiful notion  
 24 for how we should be planning for an island,  
 25 particularly Maui?

1 which is working with you guys, within an Island Plan.  
 2 We have some complicated issues. And in my  
 3 mind -- and I spent a lot time in September talking to  
 4 members of community about this. It was very  
 5 educational. This idea of some issues that nowhere else  
 6 in the world do planners have to work within that  
 7 environment. All right. And these are huge here. We  
 8 had a lot of testimony in September that was very  
 9 compelling. But we have these title issues that you're  
 10 all very familiar with. I won't take you through it.  
 11 We had crown lands, ceded lands, water rights. Right.  
 12 That's probably one of the biggest issues in Hana, in  
 13 this whole Community Plan. You just had a court case  
 14 recently which I think it was five hydrologic units,  
 15 they said it's your water, right? There's gonna be many  
 16 more cases. But if you look at the very bottom of that  
 17 core value sheet over there -- and Lucienne addressed  
 18 this briefly -- we did say this is an issue the County  
 19 shouldn't run from, we shouldn't be scared of it, we  
 20 shouldn't just say it's gonna be solved by the courts,  
 21 we should integrate it into land use policies.  
 22 So let's get to the boundaries a little bit.  
 23 First of all, we didn't make this up. All right. The  
 24 legislation that is driving Maui Island Plan and your  
 25 Community Plan is legislatively requiring us to identify

1 And, also, this idea of seven generations is  
 2 really important. I have Indian blood in me. If you  
 3 look, there's three people that talk about making  
 4 decisions for seven generations. It's Hawaiians, it's  
 5 Native American Indians and it's Buddhists. What an  
 6 interesting group. That would make a great dinner  
 7 party. But we -- I've always kept that in mind as I go  
 8 through this process. And I hope all of us do.  
 9 And we have a model. The ahupua`a, right?  
 10 It's a model. It doesn't mean we can resurrect this and  
 11 lay it back on the landscape. But think what it  
 12 represented. It was environmentally responsible.  
 13 Right. You -- I think one gentleman made the point  
 14 that, wait a minute, we had 100,000 people over here and  
 15 we fed each other, right, each other, and we did it  
 16 sustainable, over and over, generations. The importance  
 17 to me of this -- and it does transcend into this mapping  
 18 and the plan itself -- is that we should be  
 19 inter-generationally responsible, we should be  
 20 environmentally sustainable, and we should all be  
 21 thinking about each community and how they're different.  
 22 You know, one thing about the ahupua`a, you  
 23 don't fish in someone else's ahupua`a. Right? You  
 24 don't swim in it, in some cases. Well, you can turn  
 25 that around and talk about what we're doing right here,

1 Rural Growth Boundaries and Urban Growth Boundaries.  
 2 When we got into it, it's a lot more complicated than  
 3 that because the island is so different that the  
 4 boundaries have to reflect that.  
 5 And I'll kind of describe how we did it. We  
 6 had some guiding principals. I won't walk you through  
 7 this, but the idea was to be bold, to be rigorous, to  
 8 have the best data we possibly can. And all the mapping  
 9 that you see wrapped around the walls, it was integrated  
 10 into this process. And I'll kind of walk you through  
 11 it.  
 12 And all the GIS data you see here, I have with  
 13 me. By a very wonderful donation by Commissioner Starr,  
 14 I can now travel around with all this stuff on a little  
 15 box. And if you want to look at it, I have all the area  
 16 imagery. I think I might have some water well data, as  
 17 a matter of fact. We can play around with that.  
 18 But that's how we frame this process.  
 19 A lot of data and information and models and  
 20 information gathering and research went into developing  
 21 these boundaries. We didn't just draw 'em. All right.  
 22 And I won't take you through each and every one of these  
 23 just because of time, but if you want to sit down and  
 24 talk with how those sort of community values and that  
 25 sort of information interfaced in these boundaries, I'll

1 be happy to take you through it.  
 2 There's some basic guiding principles that are  
 3 the foundation for all of this plan. All right.  
 4 Regardless of what element you're listening to or  
 5 worrying about or concerned about, these came out of a  
 6 public process originally called Focus Maui Nui.

7 Was anybody involved in Focus Maui Nui? A few  
 8 of you were. GPACers, what a surprise.

9 It was a process where we went out to the  
 10 community and essentially asked them what's important,  
 11 we haven't done very well in the past, what can we do  
 12 better. Should we be concerned about and talk about  
 13 Maui in 2030. They're pretty straightforward, right,  
 14 but they're unique. Particularly the first one, island  
 15 lifestyle and culture. This is a different place. We  
 16 don't need a Southern California model to help us do  
 17 what's best for Maui. All right. It's got to be home  
 18 grown and it's got to be sensitive. There's a lot of --  
 19 there's that sustainable word again. I will just leave  
 20 it where I left it.

21 Open space and agricultural landscapes, very  
 22 important. We'll talk about keep country country.

23 Obviously, we live in a place that is probably  
 24 environmentally sensitive as any place in the world. I  
 25 mean, whatever attribute you try to associate with that,

1 be it endangered species, be it coral reefs, be it  
 2 fisheries, they're all here. There's also a regional  
 3 framework that also came out of the public process and  
 4 also came out of the GPAC process, which was very long.

5 Anyone here -- I can't believe you folks are  
 6 still standing up in rooms like this. God help -- God  
 7 bless you.

8 First of all, there's been a theme of limiting  
 9 development in East Maui, Hana, where we are, okay, that  
 10 percolates through it, as well as Northwest Maui. The  
 11 idea of agricultural lands being critically important.  
 12 Because if we ever do want to get over that hump of  
 13 being 90 percent dependent on somewhere else to feed  
 14 ourselves, if we lose those lands, that debate is  
 15 probably not worth having. Direct growth to where  
 16 people work if we can, right, where the infrastructure  
 17 is -- that gets back to some of the water issues -- and  
 18 where you can build housing affordably. All right.

19 And, finally, within these boundaries,  
 20 whatever occurs should be livable, should be walkable,  
 21 should be human-scale. It shouldn't be three or four  
 22 Home Depots. All right.

23 Finally, keep country country. That came out  
 24 -- I live Upcountry. I live in Olinda. And I hear  
 25 that. I can't go to the grocery store without hearing

1 "keep country country."

2 This is the strategy that we used to allocate  
 3 these areas. I'm not gonna go through this one by one.  
 4 I think we have a better slide that's a little more  
 5 simple.

6 When we looked at areas that made sense for  
 7 development, we ran it through a filter, if you will.  
 8 All right. And in some cases we were able to weight  
 9 those. Because when we do public process, we try to  
 10 find a way where we can calibrate what people are  
 11 telling us. Is it feasible, are there environmental or  
 12 cultural constraints, is infrastructure there, is it  
 13 close to people's jobs, is what we're suggesting gonna  
 14 create a totally incompatible land use pattern. All  
 15 right.

16 The golf course issue kind of bubbles to the  
 17 surface when we talk about things like that.

18 The ability to make a hard edge, scenic  
 19 impacts, urban sprawl, and, finally, transportation.  
 20 And if you notice, all that data is depicted on these  
 21 maps. And the way it works is you can overlay this  
 22 data. And I can show you, if you like. You can see how  
 23 different things relate to each other to make better  
 24 decisions.

25 There's four ways we'll grow on Maui. It

1 won't be one of them. All right. It will be a  
 2 combination of them. And it will not be -- it will be  
 3 regionally unique in some cases. Obviously, urban  
 4 infill is very efficient. Right? You got vacant land,  
 5 a piece of vacant land in Wailuku, or you have a piece  
 6 of property, you know is going to redevelop into  
 7 something, that's a real efficient land use pattern,  
 8 right, it's not sprawl. It's gotta to be done well.  
 9 All right. And you got to dispel people's concern about  
 10 density which is very real.

11 You can expand out. And you've seen that in  
 12 Central Maui. If you lived here since 1970, you've seen  
 13 Wailuku and Kahului grow together. Right? You've  
 14 literally seen Pukalani and Makawao grow together.  
 15 You've seen Paia spread out through Spreckelsville and,  
 16 obviously, a little farther east.

17 In some cases, that makes perfect sense, but  
 18 you got to be careful not to blur the distance between  
 19 these communities. I mean, I think, personally, it  
 20 would be a mistake from an urban form standpoint to have  
 21 Wailuku and Makawao just be right next to each other.  
 22 Be sort of like as you're driving on PCH in Southern  
 23 Cal, and you know you went through Newport and  
 24 Huntington simply because the green sign told you you  
 25 did, right, as opposed to being a separate community.



1 There have been some new towns proposed for  
 2 Maui. They've not been on this end. One of them is in  
 3 Haliimaile and the other one is in Olowalu, on the west  
 4 side. In some cases, that's not a totally bad concept.  
 5 But you have to be very careful if what they say you're  
 6 going to get you'll get, and if those environmental  
 7 impacts are what they say they may be. And that's part  
 8 of our job as planners.

9 And, finally, existing towns can grow. Right?  
 10 You've seen it in Hana. I've certainly seen it  
 11 Upcountry. And there's four or five ways to do it. And  
 12 we've sort of looked at each of these towns and made  
 13 recommendations based on what we think is best from what  
 14 we heard from the community.

15 So there's four kinds of boundaries. Only two  
 16 of which manifest themselves on your map. All right.  
 17 And I will talk a little bit about that.

18 The first is urban towns. So we all know what  
 19 those are, right, jobs, housing, shopping, parks,  
 20 schools. The complete package, right. And we have  
 21 urban boundaries in Wailuku, Kahului, Kihei, Lahaina and  
 22 Pukalani.

23 Is that right? Did I miss one? I think those  
 24 are the only four.

25 But the idea is let's make sure it works,

1 let's make sure it's efficient, let's make sure it's  
 2 done with some environmental sensitivity. Right. And  
 3 we can handle the infrastructure.

4 The second kind of boundary we have is what's  
 5 called a Country Town. That's what we are showing  
 6 around Hana, Hana proper, Hana Town, if you will. And a  
 7 country -- in my mind, that's what makes Maui so special  
 8 are these country towns. For example, the country towns  
 9 that we're showing in our plan right now are Makawao,  
 10 Paia, Haiku, Hana.

11 Am I missing any, John? I think I'm pretty  
 12 close.

13 But the idea is that these places are so  
 14 special and the infrastructure is not to the point where  
 15 you can even want to absorb urban densities, right. And  
 16 in some cases they have cases where they can moderately  
 17 expand, but not essentially kill the golden goose. And  
 18 that's what is shown on this map behind me.

19 Then we have what's called Rural Residential.  
 20 The best example of Rural Residential is what  
 21 essentially you have coming around and as you come into  
 22 Hana. It's in blue on these maps. It tends to be,  
 23 what, half-acre to five-acre single family lots. In  
 24 some cases there is some agricultural activity on the  
 25 property. For the most part, the answer would be no,

1 even though, in some cases, our regulations require that  
 2 they do that. And the idea here is just to avoid the  
 3 sprawl effect of these land use patterns. And I'll  
 4 compare your old community plan with what we've got  
 5 going.

6 Finally, there's a Rural Service Center.  
 7 Keokea is a great example. It's essentially a small  
 8 retail commercial, low density residential pattern that  
 9 developed to provide services primarily to the  
 10 agricultural community and in the ranching community  
 11 Upcountry. But we have -- I believe we have four of  
 12 these in the plan, none of which are out here in East  
 13 Maui.

14 So it all comes down to one thing: Sense of  
 15 place. And what I mean by a sense of place is it goes  
 16 back to that connection we all have with communities.  
 17 Right? Our boundaries have to respect this. If we  
 18 don't, we're not doing our job.

19 And, also, it's looking at communities as not  
 20 commodities. All right. I've worked in jurisdictions  
 21 that became commodities. And it was a shame. And we  
 22 hope that doesn't happen here.

23 Finally, here is the map that is included  
 24 within the GPAC plan. You've got several comments. And  
 25 we'll be available to clarify those. This map is also

1 right here on the wall. It's a little easier to read,  
 2 frankly, on the wall. So I would encourage you to feel  
 3 free to get up and take a look at it.

4 The question became, how does that relate to  
 5 our Community Plan. And I am trying to think. I think  
 6 it was your question, ma'am, where you were citing a  
 7 1984 plan. This is the one that is in effect right now  
 8 for Hana. It's done in 1995. It was approved in '95.  
 9 I would hate to think how long it took to actually do  
 10 it. But, hopefully, we won't take as long this time as  
 11 last time.

12 What is interesting is that the boundaries  
 13 that we have essentially are consistent with your 1995  
 14 Community Plan. That does not mean that we may not want  
 15 to change that when we get to the Community Plan  
 16 process. But essentially what we did is we respected  
 17 the planning work you did in the past.

18 The Rural designations -- the Rural  
 19 Residential designations are shown as Rural or Single  
 20 Family as a land use designation, all right, as a CP  
 21 land use designation. The yellow which is the Country  
 22 Town, essentially is either part -- lower or higher  
 23 density Single Family Residential. The Hotel Districts  
 24 as well. The airport we put in Country Town boundary  
 25 because we didn't, frankly, really know what to do with

1 it. And we can have that debate. But there was a  
2 question about does this supersede any existing land use  
3 designations on the books now. The answer is no. In  
4 other words, by adopting these boundaries, we do not  
5 change your Community Plan designations. We don't  
6 change State Land Use designations. They're essentially  
7 a framework for growth in the future that would  
8 ultimately be refined in your Community Plan.

9 That's where we would get into putting park,  
10 single family, airport, hotel. And you can change those  
11 in your community plan process. You can do that. And  
12 this is the map that is right here. And what I did is I  
13 essentially colored it. And I, also, overlaid it, I  
14 think, on the aerial photography, if you would like me  
15 to do that. That was the basis on how they were  
16 developed.

17 We're not -- I guess the message of the day is  
18 we are not radically changing the Community Plan work  
19 that you did in the past. We're just trying to be  
20 consistent with the legislation, lay the groundwork for  
21 that debate where it really belongs, which is in your  
22 CP.

23 It could be worse. I found this in the office  
24 several years ago. This is a plan for Olowalu in 1950.  
25 Check it out. Overpasses. It looks like an awfully big

1 We'll go ahead with the next item on our  
2 agenda. Director Hunt.

3 MR. HUNT: The next item involves a  
4 presentation by the Planning Department staff regarding  
5 the Housing element within the Maui Island Plan.  
6 Following that, we'll have questions and answers  
7 regarding the Housing element and then we'll go into the  
8 next item which involves continuing with the Economic  
9 Development. So this is just setting the table for  
10 future discussion on the Housing element, but we need to  
11 finish up the Economic Development element prior to  
12 actually working on the Housing element.

13 And with that, I'll turn it over to Dave  
14 again.

15 MR. MICHAELSON: Thank you, Director Hunt.  
16 First of all, as pointed out to me by the  
17 Chairman, I'm wearing slippers. It is not a sign of  
18 disrespect. When my wife dropped me off at Summer's  
19 house this morning, I left them in the back of the car.  
20 So that's why I have slippers on. I apologize.

21 I'm gonna give you a very brief and very quick  
22 description of some of the primary policy initiatives  
23 and background data that came out of the Housing  
24 element.

25 Maui Island Plan is made up of seven elements.

1 mall. So this, obviously, didn't come to fruition. All  
2 right. And let's -- I'll leave it to higher beings than  
3 myself to decide if that's appropriate or not. But --  
4 so, yeah, we're -- it could be worse.

5 So, with that, that's my presentation. I  
6 imagine there are probably a series of comments from the  
7 Planning Commission. Again, if you want to snag me  
8 during the afternoon and talk to me, feel free to do  
9 that.

10 CHAIR HEDANI: Okay. We've gone for an hour  
11 and-a-half, actually. And we need to take a break for  
12 at least 10 minutes for our stenographer. So we're  
13 gonna take a break at this time and we'll reconvene at  
14 3:15.

15 Thank you.  
16 (Recess, 3:04 p.m. to 3:19 p.m.)

17 CHAIR HEDANI: Planning Commission will come  
18 to order.

19 We're going to open it up at this time to any  
20 questions that you might want to have for the staff  
21 presentation that was just made on the Hana Community  
22 Plan region. Are there any questions from the  
23 Commission?

24 (No response.)

25 CHAIR HEDANI: No questions, okay.

1 Transportation, Cultural and Heritage Resources, and  
2 Housing, which is the one, Economic Development which  
3 you will hear the tail end of the discussion, we hope,  
4 with the Planning Commission today. So I'm going to  
5 take you through a very quick description.

6 For some of the more technical elements of the  
7 Maui Island Plan, we contracted out to consultants --  
8 all of them, in fact, were local -- to help us generate  
9 background data that we could use to, one, understand  
10 problems, and, also, explore solutions.

11 And these are all on the web. If you go to  
12 mauicounty.gov and go to the Planning Department and go  
13 to Long Range Division, and you'll see a tag called  
14 "General Plan 2030." All the maps that you see on the  
15 wall are on there and all the technical studies,  
16 including this one, the Housing element, are also on  
17 that website. They're also available in our office, in  
18 Wailuku, at One Main Plaza. This is a very well done  
19 document.

20 It's probably one of the best housing sort of  
21 problem identification pieces of work that I've ever  
22 seen. And it's the basis for a lot of things I'll show  
23 you right now.

24 Some of these charts are a little hard. I've  
25 simplified some of these in the back. These come

1 straight from the document.

2 One thing that became apparent is that the  
3 production of housing is directly tied to people's  
4 ability to pay for it, right, the market force, and the  
5 interest rates. And what's happening now is -- the  
6 reason this is important is we've passed a workforce  
7 housing bill in Maui County. And the interesting  
8 wrinkle with that is when the market is exploding, which  
9 it was in, what, 1970, 1980, then again in the early --  
10 from 2000, 2005. If you're tying affordable housing to  
11 the development of free market housing, when the free  
12 market housing is not developing, you're not producing  
13 affordable housing.

14 So what that suggests to myself as a planner  
15 is that our toolbox probably isn't big enough to deal  
16 with affordable housing issues. And I will give you an  
17 example kind of what I mean.

18 That is a lot of numbers. This gives you a  
19 sense of sort of affordability. Needless to say, this  
20 is one of the most expensive places in the world to  
21 live.

22 When I interview planners for jobs -- I mean,  
23 these are good planners, these people have master's  
24 degrees, they have 20 years of experience. And the  
25 first thing I tell them is if you take this job in Maui

1 how carefully we keep track of our tips. Right? But it  
2 certainly doesn't get you a very big number.

3 So now let's match that up to what it costs to  
4 live on Maui. All right. This is what is called the  
5 cost of living indices. And I will just talk about the  
6 housing portion of it. What it says is if you average  
7 out all the United States, that would be 100. All  
8 right. That would be the indices. And if you look at  
9 housing, indices for Maui for housing is almost three  
10 times the national average.

11 How many people make three times what they  
12 made on the mainland if you came here from another  
13 place? I don't see a whole lot of hands pop up.

14 So what that means is either we're not  
15 producing a wide enough breadth of housing types or  
16 we're not creating jobs. And you'll get a double dose  
17 of that today because we're gonna talk about economic  
18 development first and then we're gonna talk about  
19 housing.

20 This is a chart that I put together which just  
21 transfers that kind of data into something that you can  
22 understand. All right. And what this is, is it's -- it  
23 tracks for the County. Again, it's not just Maui, it's  
24 the whole County.

25 The blue bar is the median housing price

1 County, pretend that you're getting Midwest wages and  
2 you're living in Manhattan. Because that's really --  
3 and that's numerically valid. That's not a flippant  
4 statement. If you do the numbers for what it cost to  
5 live in Manhattan and salaries, not just for planners,  
6 but just about all the job force on Maui, that's just  
7 the reality of it.

8 Let's go to a chart that makes some sense.  
9 This was also projected as part of the Economic  
10 Development. What this chart essentially compares is  
11 Maui County and statewide, and where our jobs are. All  
12 right. Our jobs are essentially in three places;  
13 accommodations, food services, retail trade, and  
14 building housing. Okay. We grow housing on Maui. And  
15 it's a big job force. And when that slows down,  
16 everything slows down.

17 Now let's take those jobs, because that's what  
18 essentially defines if you can afford a house or not,  
19 yeah. And let's take -- these are the 10 largest number  
20 of jobs in Maui County, not just on the Island of Maui,  
21 but Maui County. And they're essentially retail  
22 salespersons, waiters and waitresses, occupies about  
23 6,000 of our job force, they make between \$22,000 and  
24 \$24,000 annually. Now, there's tips involved in that.  
25 We all know -- if anyone has ever waited tables, we know

1 affordability trend. That's what houses sold for.  
2 Okay. Not what they were listed for, but what they sold  
3 for.

4 The purple one, which is a little hard to see,  
5 are condominiums, multifamily units.

6 And what the red chart -- what the red bar is,  
7 is you take what the -- the average single person's  
8 making, which is in the neighborhood of 34,000, if you  
9 double that, okay, you get 72,000, there about. And  
10 then a common indicator if you could afford a house is  
11 three times your household salary. So if both people in  
12 a house are making the average, which is unusual -- let  
13 me tell you, it doesn't work at my house -- that's what  
14 you can afford, which is literally nothing. Okay.  
15 That's a problem.

16 Why is it a problem? Why aren't we producing  
17 houses for the people who live here and work and earn an  
18 average wage? Well, this is one -- this is one issue  
19 that has been brought to our attention both through the  
20 studies that we've done and the anecdotal evidence that  
21 we have as we live here on Maui.

22 What this chart is, is it shows -- it was a  
23 very coarse analysis that we did in 2005 where we  
24 attempted to figure out how many houses were going to  
25 the off-shore market and how many houses were being

1 purchased by people who live here. All right. Does  
2 that make sense? It's kind of -- it's an odd sort of --  
3 we're one of the very few jurisdictions that have  
4 actually messed with this.

5 If you look at Hana, 50 percent of your homes  
6 sold in that analysis window that we did, which is  
7 2004-2005, were for the off-shore market. They weren't  
8 for people who live here and work here.

9 The kind of home that those folks will  
10 purchase -- and I rent from a second homeowner. So  
11 believe me, I don't have any sick and twisted hatred for  
12 these folks, but it's real and it's out there. We  
13 should be cognizant of it when we plan.

14 And you can see it pretty much predicts what  
15 you think it will predict. Wailuku, Kahului, about 10  
16 percent of those homes in that area tend to go to the  
17 off-shore market. So what that suggests is not only is  
18 it what kind of houses that we develop, but where we  
19 develop them. Right? And that may have some -- that  
20 may deal with some affordability issues.

21 This is a little harder to read, I apologize.  
22 But if you look at the Housing element, it sort of  
23 crunched potential policy directions for Maui County  
24 into these really broad categories.

25 The first is provide infrastructure for

1 They're in Wailuku. They're just sort of at their  
2 infancy. They have been -- I think they have been  
3 online for about three years, I believe. It's a really  
4 remarkable concept to essentially take the accelerated  
5 land values out from the equation, and essentially  
6 creating a scenario where the only thing that's  
7 appreciating -- the land is held in common. The only  
8 thing that's appreciating is your building. If you're a  
9 homeowner here and you get your tax bill and it goes  
10 through the roof, it's not because your house is worth  
11 more, it's because your land is. So if you can take the  
12 land out of that equation, in some cases you can do an  
13 affordability model that you don't have now.

14 Obviously, accessory dwelling units and ohanas  
15 are an option. Particularly as we age, more of us -- I  
16 can see myself in 25 years renting an ohana from my  
17 daughter. Who knows? But that's something that we're  
18 working through.

19 Developing public/private partnerships. The  
20 one thing that government has never done very well is  
21 build anything, all right, for a lot of reasons. It's  
22 not just because we don't know what we're doing, but  
23 because the mechanism required to deal within  
24 governmental bureaucracy is slow and expensive. So  
25 we're going have to partner with the development

1 affordable housing projects. In other words, if a  
2 project -- an affordable project -- and almost, frankly,  
3 any project, if the infrastructure is there, water,  
4 sewer, roads, schools, police, fire, the cost to develop  
5 those units go down. What they do is the developer just  
6 passes the costs of all that infrastructure off to what?  
7 Whoever buys the house. So that suggests a directed  
8 growth approach sort of to promoting affordable housing.

9 The second one is inclusionary zoning which  
10 is, as free market homes are approved, subdivisions are  
11 approved, maybe we should be thinking about a certain  
12 percentage of those being not just set aside, but built  
13 to fit certain affordability for those who live here,  
14 not from somewhere else.

15 Streamlining the permitting process for  
16 affordable housing projects in waiving some fees. This  
17 is a very common tool in some of the mountain  
18 communities that I've worked in, in the past. Where if  
19 there's a project that comes online that is -- that is  
20 suggesting a greater percent of affordable housing than  
21 your code allows, that they go to the front of line.  
22 And the guys who aren't providing affordable housing go  
23 to the back of the line. Plus, you can reduce their  
24 fees.

25 We have a community land trust on the island.

1 community. We can't do it on our own. And that goes  
2 back to if we're going to grow or not and how.

3 Higher density development. Some people call  
4 it smart growth. I hate the term smart growth. I think  
5 it should be really called efficient growth, not smart.  
6 All growth, if we're doing our jobs, should be smart,  
7 right, or we shouldn't be approving them. But the idea  
8 is densities go up. All right. Affordability becomes a  
9 little more practical because you're placing more units,  
10 you're dividing those land costs and the infrastructure  
11 costs across more and more units. And, in theory, the  
12 unit cost will come down.

13 It's the difference between a five-acre lot in  
14 Kula and a quarter-acre lot in Kula. I think that's the  
15 easiest way to kind of think about it.

16 And, finally, require -- if we're gonna  
17 approve projects that are affordable, all right, as part  
18 of a project approval, they should be affordable into  
19 perpetuity, forever. They should not be able to sunset  
20 in 20 years. Because all you did under that scenario is  
21 create a millionaire. In 20 years, they can sell it for  
22 the free market value. You've created a millionaire,  
23 you took one unit out of your affordability pool, if you  
24 will.

25 And that's an issue that I think Maui County

1 is starting to get their hands around.  
 2 And, finally, it gets back to this: Are we  
 3 planning for the off-shore market? The off-shore market  
 4 will never go away. All right. I mean, look out the  
 5 window. All right. People are gonna wanna move here.  
 6 But at the same time, we shouldn't put all our eggs in  
 7 that basket and forget about that seventh generation  
 8 notion that I tossed around a little while ago.

9 So essentially what you're gonna see -- and  
 10 I'll be glad to take your questions -- is the Planning  
 11 Commission has worked through half of Economic  
 12 Development, and they're gonna continue their  
 13 deliberations. Following that, they will get to  
 14 Housing. All right. And we have copies of the  
 15 documents that we prepared for them that present those  
 16 policy options and what has to happen to make them come  
 17 to fruition, who's gonna do it, how, when, where, that  
 18 sort thing.

19 So with that, is it appropriate to take  
 20 questions from the Commission first, Mr. Chairman?

21 CHAIR HEDANI: Questions for staff,  
 22 Commissioner U'u.

23 VICE-CHAIR U'U: Yeah, question. I was  
 24 wondering -- a few questions. Was Department of Housing  
 25 ever considered to sit down in the presentation? And if

1 staff.

2 For example, it would be ludicrous to say Maui  
 3 County in and of itself, on its own, is going to go  
 4 build 1,000 units. It's never gonna happen. It would  
 5 also be ludicrous to create even more of a permitting  
 6 process at the same time you're trying to create  
 7 affordable housing.

8 So I think we were sensitive to it.

9 CHAIR HEDANI: Commissioner U'u.

10 VICE-CHAIR U'U: Yeah, two questions.

11 One: Was Hawaiian Homes taken into  
 12 consideration in giving your presentation about the  
 13 residential and off-shore market? Because it seems to  
 14 me that the bulk of the housing, where the portion would  
 15 sway more to the residents' side, was more in Wailuku.  
 16 My question, was Hawaiian Homes taken into consideration  
 17 when giving your presentation?

18 MR. MICHAELSON: Yes.

19 VICE-CHAIR U'U: Well, maybe that would be  
 20 part of the solution, then, is to exempt zoning and own  
 21 the land outright instead of going through the process  
 22 of something that's this thick. I think that's part of  
 23 the problem. We don't need to create something new. I  
 24 think it's old. If you look at Hawaiian Homes, you  
 25 exempt from zoning, they have nothing like this. And

1 not, why? I think a lot of -- they could answer a lot  
 2 of questions being they're the experts, supposed experts  
 3 of the field. And we're just learning the process here.  
 4 If not, why? And if so, will they have adequate time to  
 5 comment on it before it goes to Council?

6 MR. MICHAELSON: When -- thank you, Bruce.  
 7 When the technical study was put together, they -- the  
 8 consultants interviewed the Housing Department and got  
 9 their comments on problems, they got their comments on  
 10 some of the solutions. What we're envisioning at staff  
 11 is once you folks have made your recommendations. And  
 12 we have something a little more concrete to share with  
 13 them, we'll go back to those agencies, just like we will  
 14 for infrastructure, and get their feedback. And then --  
 15 and they'll have that opportunity to communicate that,  
 16 obviously, to Council. They've seen it. They've seen  
 17 the work. They've seen the recommendations.

18 One of the issues that's really sensitive --  
 19 I'm sorry, Bruce, this just came to my head -- is that  
 20 because of the fiscal environment we're in, we have to  
 21 be very careful about creating policies that will  
 22 require additional staff, but, most likely, will never  
 23 be funded, at least until we get over this hump. And I  
 24 think, for the most part, we've done a pretty good job  
 25 at that. A lot of it is policy driven as opposed to

1 they own the land outright. So I don't know why we  
 2 reinventing the wheel, so to speak.

3 MR. MICHAELSON: And keep in mind, what Bruce  
 4 is talking about is they go through a process, 201G,  
 5 which essentially exempts them from going through the  
 6 County subdivision process.

7 VICE-CHAIR U'U: No.

8 MR. MICHAELSON: Wait. Let me finish. So  
 9 what happens is for them to get projects online, units  
 10 online, is a whole lot easier than if -- if Michaelson  
 11 and U'u Development Partners were trying to produce the  
 12 same number of units. All right. It'd take longer and  
 13 be more expensive.

14 VICE-CHAIR U'U: Actually, they're not exempt  
 15 to the 201G or 201H process.

16 MR. MICHAELSON: I'm sorry.

17 VICE-CHAIR U'U: Hawaiian Homes is exempt,  
 18 period. And --

19 MR. MICHAELSON: They don't go through  
 20 subdivision, they don't go through rezoning. They  
 21 purchase the land, they put in the infrastructure, they  
 22 build the units, they sell them.

23 CHAIR HEDANI: Any other questions for staff?

24 Commissioner Mardfin.

25 COMMISSIONER MARDFIN: Dave, you talked about

1 affordability. A lot of times -- I know today we're  
2 going to be talking about low-income housing. How is  
3 the low-income housing price determined?

4 MR. MICHAELSON: I'm sorry, Ward.

5 COMMISSIONER MARDFIN: That's okay. How is  
6 the low-income housing price determined? And is it  
7 island-wide or is Hana different number because our  
8 incomes are on average lower?

9 MR. MICHAELSON: Right. The most effective  
10 way of dealing with that -- the answer to your question  
11 is no. When you develop regulations, you essentially  
12 start targeting a percent, an average monthly income  
13 percent that you're trying to address. In a lot of  
14 communities, they always go below 100 percent. In fact,  
15 I've seen communities that just focused on 60 to 80.

16 But because our housing issue is so out of  
17 whack, I think you'll find that when we do get to that  
18 policy level, we'll be talking about percentages quite a  
19 bit above that, all right, just because of the numbers  
20 that I showed you before. In terms of community  
21 differences, they're big. All right. And the community  
22 differences are not only big in terms of income, but  
23 what housing costs.

24 So I think ultimately, if it was up to Dave,  
25 when we develop some of these affordability housing

1 off-shore housing and make one easier and one more  
2 difficult?

3 MR. MICHAELSON: Well, I'll give you a real  
4 world very short story. A community that I had worked  
5 with for a number of years was heavily invested in the  
6 off-shore -- their version of the off-shore market, the  
7 trophy homes, second homeowner. And the debate became,  
8 well, let's think this through. And this is how the  
9 community framed it. They said, these folks -- you  
10 know, a lot of our job base is pounding nails and laying  
11 granite tile. So there's a benefit that community saw.  
12 And they said, boy, they don't put any impact on our  
13 school system. And they tend to be affluent, so they  
14 express their community perspective with nonprofits.  
15 Right. So there's that side. But what they came to --  
16 what their concern was that their community was  
17 homogenizing. All the locals who were waiting on the  
18 tables for these folks no longer lived there. They were  
19 driving from an hour, hour and-a-half away. So what  
20 they did is they tied the further development of the  
21 off-shore market to mitigating those impacts on  
22 affordability. And they did it by setting -- in this  
23 case they set a square footage limit on the homes. And  
24 if they went above that, for each square foot, they had  
25 to pay an affordable housing tax, if you will. That

1 policies, I think they've got to be tailored to  
2 community plans because of the fact that the housing  
3 market and the job market is so radically different  
4 between the CP units.

5 CHAIR HEDANI: Additional questions?  
6 Commissioner Starr.

7 COMMISSIONER STARR: Yeah. I enjoyed that  
8 PlanPacific piece. I really hope everyone's read it  
9 because it really is -- puts a lots of things in  
10 perspective. And one of the things that really seemed  
11 shocking is the extent that the off-shore market affects  
12 -- affects the whole picture, you know, and really does  
13 skew it.

14 And, frankly, I have a lot of trouble  
15 understanding what benefit we gain from building most of  
16 that off-shore housing. If seems to, if anything, take  
17 away from our ability to build communities that work.  
18 It's kind of in lieu of building and providing housing  
19 for our people, we're building this other -- these  
20 trophy houses and taking the prime land out of -- out of  
21 the picture for our own people. What mechanisms have  
22 been utilized in other places to minimize the  
23 development of off-shore -- the housing for the  
24 off-shore market? What can we do to make -- to make --  
25 to divide our efforts into residential housing and

1 money went to the housing authority to build units.  
2 They could build -- they could agree to build accessory  
3 units on these and turn the rental of that to the rental  
4 arm of the housing authority.

5 So what that community did was say, hey, look,  
6 you're not going to stop it, but, hey, look, we should  
7 be able to use that because, remember, development is --  
8 is not a right, it's a privilege. And so for the  
9 privilege of building that monster home in this  
10 world-class resort, we're going to -- I hate to use the  
11 word extract, but it's an exaction, if you will, from  
12 them to mitigate for the impacts that that community  
13 perceived that that development pattern was causing.

14 Does that help?

15 CHAIR HEDANI: Any additional questions for  
16 staff?

17 Commissioner Mardfin.

18 COMMISSIONER MARDFIN: Dave, in your last  
19 slide before this one, when you talked about  
20 affordability, housing solutions, you mentioned two  
21 things. One was require affordability in perpetuity.  
22 So that you build it and somebody gets in there, then he  
23 makes -- he or she makes a big killing when they sell,  
24 and then the next person is no longer affordable. You  
25 also mention the Hale O Maui Community Land Trust. They

1 came to Hana. Rick Rutiz arranged for a spokesman to  
2 come to Hana. We met up at the cafeteria and we had  
3 this presentation. And at first, people didn't get it.  
4 But they said, well, if it's my property, why can't I  
5 sell it. They said, well, you are, you are selling the  
6 house, but not the underlying property by keeping the  
7 underlying land price fixed, essentially. The later  
8 buyers, it was still affordable to them and there were  
9 limits on how much they could go up in a certain time  
10 period.

11 And I think we really need to look at those  
12 kinds of things as solutions.

13 Do you think that's a -- could be a major  
14 impact on the community for keeping affordability?

15 MR. MICHAELSON: It's one tool in the box. Is  
16 that the magic bullet? No way.

17 If you look at communities that have  
18 established housing land trusts -- Vermont has done some  
19 great ones. Jackson Hole, Wyoming has done one now.  
20 There's a couple in Oregon, I believe. It is just one  
21 component that they use to address their affordable  
22 housing issue as they perceive it.

23 So the answer is, is that a solution, no.  
24 Could it be a really, really good part of it? Yes.

25 Some of the most successful housing trusts,

1 essentially as developers come in with projects, they --  
2 there will be an agreement, if that's -- you know, if  
3 the housing trust is up and running and cruising and  
4 mature and working, that they donate land to the housing  
5 trust. So now all they got to do is figure out how to  
6 build the units. They can donate money to them or a  
7 housing authority for them to create units.

8 So I think the only way you can deal with this  
9 problem, particularly on Maui, is to just make your  
10 toolbox as full as you possibly can. And -- and like  
11 now, the market's down, so no one is building. If your  
12 affordable housing mitigation is tied to building more  
13 units and the market is not doing that, then you lose  
14 ground. So then you need another tool.

15 And the housing trust, I think, model, I think  
16 is one way to sort of -- you know, it's just like, you  
17 know, you build a house, sometimes a screwdriver is  
18 gonna work better than a hammer, and now I need a band  
19 saw and I'm gonna use a jig this time. Same way with  
20 public policy.

21 CHAIR HEDANI: Additional questions for staff?  
22 Commissioner U`u.

23 VICE-CHAIR U`U: Yeah, about the affordable  
24 housing in perpetuity. I live originally in Paia, still  
25 in Paia, born and raised. My mom bought a house there,

1 low income, \$27,000. And now it's probably worth  
2 \$500,000. But it gives me the opportunity to move if I  
3 wanted to. When you said you need the -- you know, you  
4 need to keep it in perpetuity, but you limited the  
5 options for the family, really you sell the house here,  
6 you still would have to buy one somewhere else. And  
7 it's all expensive, but it's a lesser option if I wanted  
8 to move. My wife wants to move Kula. We have an option  
9 if we sell the house in Paia. I don't want to sell the  
10 house in Paia. I want to die in Paia.

11 I think we need to find the right people in  
12 the homes.

13 Also, in perpetuity for the affordable  
14 housing. I know First Hawaiian Bank testified it was  
15 hard pressed to get a loan for the homes. And I think  
16 that was part of the problem with our affordable housing  
17 in perpetuity in Makawao, if I not mistaken. I could be  
18 wrong. But some of the problems that people  
19 testified -- some of the lenders testified that when you  
20 have a house affordable in perpetuity, it's hard to find  
21 the lender.

22 So I guess, you know, we got to get over that  
23 hump, or if you could fill me in on some other  
24 information. Because it sounds like great ideas, and it  
25 always does, and that's why at times I wanted the

1 Department of Housing prior to even we looking over,  
2 because I'm not skilled, this is not my profession, to  
3 give me a basic understanding of what really can and  
4 cannot be done. And I would have loved them to be here,  
5 I'll be honest, or look at this, what we creating, to  
6 sort of speak to see if it's doable, capable.

7 And I wouldn't wanna hinder or limit people,  
8 when they live in their homes, to have a potential to  
9 move elsewhere on island. And if you can keep it from  
10 selling to off-shore buyers -- I'll tell you this. I  
11 will not sell the house to an off-shore buyer and will  
12 keep it onshore, in Paia, by the way.

13 MR. MICHAELSON: Bruce brings up two really  
14 good points. The first is the relationship between how  
15 the lending market looks at affordable housing. And I  
16 lived in affordable housing for 10 years. And the  
17 county that I lived in, and actually worked for, backed  
18 up all the loans for all the affordable housing units.  
19 Now, the lender was a second part of it, it was a big  
20 bank, but the County guaranteed that, all right, because  
21 they ran into exactly what Bruce is talking about. And  
22 several other jurisdictions that I'm cursorily aware of  
23 have done the same thing because they ran into that  
24 lending thing.

25 The other thing is, about the money -- let me

1 just give you a real world example. The unit that I was  
2 in -- and everybody else who lived in those units --  
3 there were 1,250 units in a town of 5,000. We were  
4 guaranteed three and-a-half percent or -- three  
5 and-a-half percent annual or CPI, whichever was less. I  
6 lived in the unit for 10 years. All right.  
7 Essentially, the unit was tracking with inflation, as  
8 opposed to here.

9 If you think this real estate market is  
10 tracking with inflation, you're very mistaken. It's a  
11 super heated real estate market.

12 But what was -- I was able, in 10 years, to  
13 pull out -- what sometimes was three and sometimes was  
14 two -- I was able to pull out enough money to buy  
15 something. It wasn't in the same community because it  
16 was a super heated market.

17 But the idea that it's affordable in  
18 perpetuity should not be confused by you not being able  
19 to get profit from your investment. It's just not as  
20 big as what Maui real estate would have paid you from  
21 2000 to 2005.

22 So the question is not so much are you  
23 restricting my freedom, it's how -- you know, buying  
24 that affordable unit to live in the community and work  
25 there, which is why I was in an affordable unit. If I

1 was in there to make money off the affordable unit, I  
2 wouldn't be living there. I just wanted to live in the  
3 community that I worked.

4 CHAIR HEDANI: Any additional questions for  
5 staff?

6 (No response.)

7 CHAIR HEDANI: Director -- oh, wait.  
8 Director, hold on.

9 Dave, we're not gonna let Wailuku grow into  
10 Makawao. We're gonna let it grow into Waikapu is the  
11 current.

12 MR. MICHAELSON: I don't understand your  
13 question.

14 CHAIR HEDANI: Oh, when you were doing your  
15 presentation --

16 MR. MICHAELSON: Yes.

17 CHAIR HEDANI: -- you said, in defining  
18 boundaries for communities, we don't want Wailuku  
19 growing into Makawao.

20 MR. MICHAELSON: I think the comparison made  
21 was why was Wailuku and Kahului growing together and  
22 Pukalani and Makawao not.

23 CHAIR HEDANI: Ah, okay. Got it.

24 MR. HUNT: In response to the perpetuity  
25 issue, I don't think it's envisioned that every house

1 that's affordable would have a perpetuity agreement.  
2 But under these -- under the existing Housing Code --  
3 and most housing codes -- there would be restrictions on  
4 the initial sales price of that house to keep it  
5 affordable. The way they do that is through the AMI.  
6 This unit has to be sold at 80 percent of the AMI, this  
7 one at 100, this one at 120. The concern is that if you  
8 -- if you buy a house at 60 percent or 80 percent of  
9 AMI, then you just turn around and sell it at the  
10 market, you're just reaping a huge windfall. And,  
11 furthermore, that house is no longer available at the 60  
12 or 80 or 100 percent. So that's what it's intended for.

13 The units that don't have that restriction, of  
14 course. You can sell them at any price. But the idea  
15 of perpetuity -- without perpetuity -- what we're trying  
16 to do is fill a bucket by keeping -- adding more and  
17 more affordable units to our bucket. We have holes in  
18 the bucket and it's just leaking out and turning into  
19 market units.

20 So the question was, is it one of the biggest  
21 tools. I think it is one of the biggest tools. It's  
22 not the only one. I agree with Dave, there's a lot of  
23 tools in the toolbox. But that's probably one of our  
24 biggest ones.

25 CHAIR HEDANI: Okay. We're going to be able

1 to debate that when we get to the housing issues.

2 Any additional questions for the presentation  
3 at this point?

4 Commissioner Hiranaga.

5 COMMISSIONER HIRANAGA: I just wanted  
6 clarification on your off-shore housing demand slide.  
7 When you say off-shore market, is that someone with a  
8 non-Maui mailing address that does not occupy the home  
9 as an owner/occupant?

10 MR. MICHAELSON: That's correct.

11 COMMISSIONER HIRANAGA: So you are not  
12 counting people who have moved here from out of the  
13 County and made it their primary residence?

14 MR. MICHAELSON: That's correct. There's  
15 going to be -- and I think I was very careful about  
16 saying that this is a coarse analysis and we should keep  
17 getting better at it. I would suggest that the  
18 percentage of people who come here and purchase a house  
19 and live here permanently, I suspect they're not in the  
20 workforce. That's just my guess.

21 CHAIR HEDANI: Additional questions?

22 Commissioner Starr.

23 COMMISSIONER STARR: In the PlanPacific paper,  
24 those talk about housing in proximity to jobs versus  
25 housing not in proximity to it. What are the tools we



1 can use to try to constrain a portion of the housing  
 2 development to a certain proximity to employment?  
 3 MR. MICHAELSON: Well, the Directed Growth  
 4 Strategy is probably your best tool. Because what  
 5 you're essentially doing is drawing boundaries of where  
 6 growth should go and where growth shouldn't. If you  
 7 drew an extensive boundary in Kapalua, I would suggest  
 8 that would have a different affordability likelihood  
 9 than if you drew a boundary next to Wailuku. And I  
 10 think that that logic is inherent in the boundaries that  
 11 are both in the GPAC recommendations as well as the  
 12 Director's recommendations.  
 13 CHAIR HEDANI: Additional questions?  
 14 Commissioner Starr.  
 15 COMMISSIONER STARR: Well, I mean, you know,  
 16 say in Kapalua, you would want a certain amount of  
 17 housing units to be in proximity to the jobs that are in  
 18 Kapalua. But, you know, in Kihei you want housing in  
 19 proximity.  
 20 I know, you know, at the National Planning  
 21 Conference they were primarily using a quarter mile  
 22 radius as a -- you know, as a description for proximity  
 23 for, you know, pedestrian oriented.  
 24 Is it possible to, you know, without kind of  
 25 spot zoning, to get more precise in trying to create

1 connectivity between employment and housing?  
 2 CHAIR HEDANI: Mr. Summers.  
 3 MR. SUMMERS: Thank you, Mr. Chair.  
 4 Yes, that's absolutely something that can be  
 5 achieved. As Dave noted, the Directed Growth Strategy  
 6 is your best tool in this process.  
 7 But I'd just like to add that it's much easier  
 8 to bring housing to existing employment centers than to  
 9 bring new employment centers to existing residential  
 10 areas. So, you know, one of the first ways to start is  
 11 to look at existing jobs, location of those jobs,  
 12 analyze existing housing stock in the vicinity and try  
 13 to achieve an appropriate balance.  
 14 CHAIR HEDANI: Okay. Are there any other  
 15 questions for staff on the presentation at this point?  
 16 If not, we do have a lot of work to cover. We still  
 17 have Objective 3 of the Watersheds, Streams and Wetlands  
 18 sub-element, Heritage Resources item, which we have not  
 19 yet completed. And we also have the Economic  
 20 Development section, we're on Page 41 at this point, to  
 21 cover, as well as the Housing section for this evening.  
 22 So if we intend to get out of here by 8:00 tonight, we  
 23 need to get to work.  
 24 Commissioner Mardfin.  
 25 COMMISSIONER MARDFIN: Mr. Chairman, I move

1 the adoption of Watersheds, Streams and Wetlands,  
 2 Objective 3, its policies and actions.  
 3 CHAIR HEDANI: Is there a second?  
 4 COMMISSIONER SHIBUYA: Second.  
 5 CHAIR HEDANI: Seconded by Commissioner  
 6 Shibuya to adopt -- first of all, does everybody have a  
 7 copy of the Watersheds sheet that was distributed to  
 8 you? Watersheds, Streams and Wetlands, Objective 3, for  
 9 both the policies and actions.  
 10 Commissioner Mardfin?  
 11 COMMISSIONER MARDFIN: Yes.  
 12 CHAIR HEDANI: Okay. Is there any discussion?  
 13 Commissioner Starr.  
 14 COMMISSIONER STARR: Mr. Chair, I want to know  
 15 from the maker of the motion, does that include the  
 16 Director's recommendation?  
 17 COMMISSIONER MARDFIN: I'm sorry. I should  
 18 have specified that. Yes, from the Director's  
 19 recommendation.  
 20 CHAIR HEDANI: Additional discussion?  
 21 Commissioner Hiranaga.  
 22 COMMISSIONER HIRANAGA: Action Item Number 3,  
 23 I know where Kealia and Kahana are, the other wetlands,  
 24 I know most of the general areas, but I hate to vote on  
 25 something that I don't know where they are. Laie,

1 Kalepolepo, Nuu -- I know where Ukumehame is, Olowalu.  
 2 So if you could point it out on the map to me these --  
 3 CHAIR HEDANI: Mr. Summers or Mr. Michaelson.  
 4 MR. MICHAELSON: While we're waiting for John,  
 5 I believe that the majority of these come from what is  
 6 called a National Wetlands Inventory System, which maps  
 7 both historic and wetlands of high quality all through  
 8 the United States. Let me look at this list real quick  
 9 with John and I may be able to pull something up for you  
 10 relatively quick.  
 11 CHAIR HEDANI: Anybody? John.  
 12 MR. SUMMERS: Again, thank you, Mr. Chairman.  
 13 Kealia Pond is in Kihei, Kahana Pond is in Kahului. The  
 14 next three, I believe, are in South Maui. We'll see if  
 15 we can find those on the map. Ukumehame, Olowalu,  
 16 Launiupoko and Makena wetlands.  
 17 CHAIR HEDANI: Those are the ones on the back  
 18 side of Haleakala.  
 19 MR. SUMMERS: I'm not real familiar with those  
 20 three. I think two of them are in South Maui, but we  
 21 can confirm that for you.  
 22 CHAIR HEDANI: Kalepolepo, Jonathan?  
 23 COMMISSIONER STARR: Yeah, Kalepolepo by the  
 24 Whale Sanctuary. Nuu is just near Kaupo. And -- yeah,  
 25 by Saint Theresa's Church, Lipoa.

1 CHAIR HEDANI: That's Kalepolepo?  
 2 COMMISSIONER STARR: Laie.  
 3 CHAIR HEDANI: Laie, okay. Laie is by Saint  
 4 Theresa's Church in Kihei.  
 5 Any additional questions or discussion on the  
 6 motion?  
 7 Commissioner Hiranaga.  
 8 COMMISSIONER HIRANAGA: So Launiupoko, is that  
 9 up by the reservoir, above the subdivision? Launiupoko  
 10 wetlands?  
 11 MR. SUMMERS: That's my understanding, going  
 12 makai as well.  
 13 COMMISSIONER HIRANAGA: Olowalu wetlands, is  
 14 that up above the petroglyphs?  
 15 MR. SUMMERS: I think it's further makai.  
 16 COMMISSIONER HIRANAGA: Further makai?  
 17 MR. SUMMERS: Most of that area mauka of the  
 18 road, in the lowlands. This is along that whole  
 19 corridor. We can get the specific information for you  
 20 at the next meeting, if you would like.  
 21 COMMISSIONER HIRANAGA: Okay. All right.  
 22 Thank you.  
 23 CHAIR HEDANI: Additional discussion?  
 24 Commissioner Mardfin.  
 25 COMMISSIONER MARDFIN: Yes. A few minutes

1 ago, Dave told us that we should be careful about  
 2 additional staff expenses. Although, you have to  
 3 understand this is a 20-year plan, so, you know, the  
 4 fact that we're in real trouble right now, and might be  
 5 for a couple of years, should preclude us from doing  
 6 something that could happen in 20 years.  
 7 But Action 2, the GPAC recommendation was  
 8 enforce no net loss of wetlands. The Director's  
 9 position was provide additional staff to enforce wetland  
 10 regulations. And I was wondering if the Director wanted  
 11 to comment on that.  
 12 CHAIR HEDANI: Director Hunt.  
 13 MR. HUNT: I kind of like both of them. I  
 14 think we should enforce the no net loss of wetlands.  
 15 That's a policy. And then in terms of additional staff,  
 16 we certainly are in need of more staff. So those are my  
 17 comments.  
 18 CHAIR HEDANI: Additional discussion on the  
 19 motion?  
 20 Commissioner Mardfin.  
 21 COMMISSIONER MARDFIN: I move that we add an  
 22 additional Policy Number 4 and --  
 23 CHAIR HEDANI: Amending your main motion?  
 24 COMMISSIONER MARDFIN: I'm amending my main  
 25 motion that we add Policy Number 4 and that it be the

1 same wording as the GPAC recommendation Action Number 2.  
 2 So Policy 4 would be, "Enforce no net loss of wetlands  
 3 and approve degraded wetlands."  
 4 CHAIR HEDANI: Staff, any response?  
 5 Mr. Summers?  
 6 I'm sorry. Is there a second?  
 7 COMMISSIONER SHIBUYA: Second.  
 8 CHAIR HEDANI: Seconded by Commissioner  
 9 Shibuya.  
 10 Discussion.  
 11 Any comments from staff?  
 12 My only concern would be using the exact  
 13 language for both the policy and action, being  
 14 redundant.  
 15 COMMISSIONER MARDFIN: Mr. Chairman, it's not  
 16 the same. It's not redundant because the GPAC  
 17 recommendation would be the policy. And the Director's  
 18 recommendation would be the action under my motion to  
 19 approve the Director's recommendations.  
 20 CHAIR HEDANI: Additional discussion?  
 21 (No response.)  
 22 CHAIR HEDANI: Director Hunt?  
 23 MR. HUNT: Sounds fine with the staff.  
 24 CHAIR HEDANI: Any other discussion?  
 25 (No response.)

1 CHAIR HEDANI: Ready for the question? The  
 2 question on the floor is an amendment to add a Policy  
 3 Number 4 which would read, as per the GPAC final  
 4 recommendation, Action Item Number 2, enforcement of no  
 5 loss in wetlands and improve degraded wetlands.  
 6 All those in favor of the amendment, signify  
 7 by raising your hand.  
 8 All those opposed, same sign.  
 9 Abstentions? Three abstentions.  
 10 Motion passes.  
 11 Discussion on the main motion. Is there any  
 12 discussion on the main motion? Are you ready for the  
 13 question?  
 14 Commissioner Mardfin?  
 15 COMMISSIONER MARDFIN: Back to my original  
 16 question to Director Hunt, before the suggestion was the  
 17 GPAC became a policy, provide additional staff to  
 18 enforce it. Is it your intention that this occur  
 19 rapidly or in due time?  
 20 CHAIR HEDANI: Before 2030.  
 21 MR. HUNT: The issue of staffing is fairly  
 22 complex, especially given our current economy. We are  
 23 in dire need of additional staff. We have people coming  
 24 to us constantly asking about permit streamlining, which  
 25 means more staff, unless you start doing the shortcuts,

1 like Superferry or something like that.  
2 We also have people coming to us constantly  
3 saying, enforce our laws more. It's hard to do that  
4 unless you have people to do it.

5 So the idea would be we have all these needs  
6 for staffing. And as the Director, I'm going to  
7 advocate for more staffing, whether it's particular,  
8 really, to enforce wetlands or not. I don't think it  
9 will be that specific.

10 CHAIR HEDANI: Okay. Any additional  
11 discussion?

12 (No response.)

13 CHAIR HEDANI: Ready for the motion? Motion  
14 on the floor is to adopt Watersheds, Streams and  
15 Wetlands Objective Number 3, Policies, Actions as  
16 amended, to include a Policy Number 4, as well as the  
17 Director's recommendation under Action Item Number 2.

18 All those in favor, signify by raising your  
19 hand.

20 Opposed, same sign.

21 Motion is carried. Thank you.

22 Director.

23 MR. HUNT: That concludes our Heritage  
24 Resources element. That was the last remaining policy.

25 Now, under Agenda Item E, your discussions of

1 have no way of knowing whether at least market sold  
2 agricultural is taking place.

3 And it might need to work with general excise  
4 tax data to know that. Because if they're doing  
5 marketing of agricultural product, they should be paying  
6 general excise tax on it.

7 So I think we need an action on developing the  
8 database for actual agriculture production and  
9 agricultural zoned lands.

10 CHAIR HEDANI: Okay. Commissioner Mardfin,  
11 you're talking about an item that we've already  
12 approved. Are you asking for reconsideration of  
13 agricultural -- an agricultural goal?

14 COMMISSIONER MARDFIN: I'm asking for a -- an  
15 action to be added to Objective 7.

16 CHAIR HEDANI: First of all, is there any  
17 objection from Members of the Commission for  
18 reconsideration of Objective Number 7?

19 (No response.)

20 CHAIR HEDANI: If not, go ahead and proceed.

21 COMMISSIONER HIRANAGA: Hello.

22 CHAIR HEDANI: Commissioner Hiranaga.

23 COMMISSIONER HIRANAGA: When we started this  
24 process, I believe we agreed not to go back and start  
25 reviewing sections that were approved by this

1 the remaining parts of the Economic Development element.  
2 And I believe, according to my notes, we left off on the  
3 page -- Page 13 at the top of that page. Somebody can  
4 correct me if I'm wrong.

5 CHAIR HEDANI: Okay. This would be the goal,  
6 "Foster the growth of emerging economic sectors." Just  
7 above Objective Number 9 on Page 41 on your binder at  
8 Page 13 on your handout.

9 Commissioner Mardfin.

10 COMMISSIONER MARDFIN: Mr. Chairman, I'm gonna  
11 ask the indulgence of you and the Commission. When last  
12 we met, we were talking about agriculture. And I've  
13 given it some thought over the intervening time period.  
14 And I think there's one thing that we need to add under  
15 agriculture. Since we haven't gone on to the next  
16 thing, I think it could still be added.

17 And let me just say what I think it should be.  
18 I'm not sure the wording. But I think we need, under  
19 agriculture, would either expand -- Objective 8, "Expand  
20 diversified agricultural production," or, Number 7,  
21 "Maintain or increase agriculture's share." I think we  
22 need either a policy or an action, probably an action,  
23 to develop a database of actual agricultural production  
24 on agriculturally-zoned land. I don't think we have  
25 this. We know what land is zoned agriculture, but we

1 Commission. I think that was one of the lessons GPAC  
2 kept stressing to us, don't go back and start redoing  
3 things that have been approved. So I do object to this  
4 request.

5 CHAIR HEDANI: Okay.

6 COMMISSIONER MARDFIN: Mr. Chairman?

7 CHAIR HEDANI: Commissioner Mardfin.

8 COMMISSIONER MARDFIN: I want to say  
9 something. We talked in the beginning about not  
10 wordsmithing this document, but trying to find out where  
11 there were gaps. We've been doing a lot of  
12 wordsmithing. And I have been part of that, so I'm not  
13 objecting to that. But I do think -- this is a gap that  
14 I personally discovered that I think it's a data -- it's  
15 a data -- we're lacking data on this. And if we're to  
16 make the policy on agriculture work, we need to know  
17 what's being done on agriculturally-zoned lands.

18 CHAIR HEDANI: Okay. Let's go around.

19 Reconsideration on Objective Number 7, all those in  
20 favor of -- all those in favor of reconsidering  
21 Objective Number 7, signify by raising your hand.

22 Those opposed, same sign.

23 Four to three. Four to three, motion fails.

24 COMMISSIONER MARDFIN: Mr. Chairman, how did  
25 you vote?

1 CHAIR HEDANI: The Chair did not vote.  
 2 COMMISSIONER MARDFIN: Then it passes  
 3 because --  
 4 CHAIR HEDANI: The Chair votes against  
 5 reconsideration.  
 6 Okay. We're on Economic Development,  
 7 Objective Number 9. Goal: "Foster the growth of  
 8 emerging sectors." What's your pleasure? Don't all  
 9 charge all at once.  
 10 Commissioner Hiranaga.  
 11 COMMISSIONER HIRANAGA: You're on Objective 9?  
 12 CHAIR HEDANI: Right. We're actually on goal  
 13 under Economic Development, Emerging Industries, and  
 14 Objective Number 9.  
 15 COMMISSIONER HIRANAGA: Okay. Dropping now to  
 16 Action Item 4.  
 17 CHAIR HEDANI: Commissioner Hiranaga, we don't  
 18 have a motion on the floor. So --  
 19 COMMISSIONER HIRANAGA: Oh, I make a motion to  
 20 accept the Director's recommendations.  
 21 VICE-CHAIR U'U: So moved.  
 22 CHAIR HEDANI: Okay. The goal and Objective  
 23 Number 9 and policies and actions?  
 24 COMMISSIONER HIRANAGA: Yes.  
 25 CHAIR HEDANI: Discussion?

1 infers that you are taking away various opportunities  
 2 for review. And I don't know if that's the right  
 3 answer. I think you want it to be still thoroughly  
 4 reviewed, but in an expeditious fashion. So I don't  
 5 know how you want --  
 6 CHAIR HEDANI: Director, do you have any  
 7 comments?  
 8 MR. HUNT: Streamlining is a big issue in our  
 9 community because we have such strong desires for  
 10 Economic Development and needs for Economic Development.  
 11 At the same time, we have communities that are producing  
 12 documents like this in order to regulate and manage our  
 13 development. I think in terms of finding an efficient  
 14 method of permitting, you would do it by focusing on the  
 15 bigger projects with bigger impacts and having smaller  
 16 projects be subject to less arduous review process.  
 17 That's probably the best way to find this balance  
 18 between economic development and regulation.  
 19 CHAIR HEDANI: Additional discussion,  
 20 Commissioner Mardfin?  
 21 COMMISSIONER MARDFIN: I basically agree with  
 22 Commissioner Hiranaga, that this streamlined permitting  
 23 bothers me, particularly when we're spelling out  
 24 particular areas where we're gonna have the streamlined  
 25 permitting. I think we ought to do this evenhandedly

1 Commissioner Hiranaga.  
 2 COMMISSIONER HIRANAGA: Action Item Number 4,  
 3 "Develop streamlined permitting procedures for health  
 4 and wellness projects." I don't care for the word  
 5 "streamlined." It seems like you're take away -- taking  
 6 away various review processes. But I think a better  
 7 word might be to "expedite" the permitting process. If  
 8 someone can come up with a better word -- I don't think  
 9 the review process should be reduced, just maybe it  
 10 needs to be sped up because it's a priority issue.  
 11 Looking for a better word.  
 12 CHAIR HEDANI: Commissioner Shibuya.  
 13 COMMISSIONER SHIBUYA: May I suggest  
 14 "simplify," would that help? "More efficient?"  
 15 CHAIR HEDANI: Additional discussion?  
 16 (No response.)  
 17 CHAIR HEDANI: My only comment that I had on  
 18 Action Item Number 4 was that, as it reads right now, it  
 19 says "Develop streamlined permitting procedures for  
 20 health and wellness projects." And my comment was, what  
 21 about all others, don't you want to streamline  
 22 permitting procedures for all.  
 23 COMMISSIONER HIRANAGA: Mr. Chair?  
 24 CHAIR HEDANI: Commissioner Hiranaga.  
 25 COMMISSIONER HIRANAGA: Streamlining, to me,

1 and not try to favor one over another. So I would  
 2 propose an amendment to delete Action Number 4.  
 3 CHAIR HEDANI: There's a motion to amend the  
 4 main motion by deleting Action Item Number 4. Is there  
 5 a second?  
 6 COMMISSIONER HIRANAGA: Can I second it?  
 7 CHAIR HEDANI: Anybody can second his  
 8 amendment.  
 9 COMMISSIONER HIRANAGA: Okay. I'll second the  
 10 amendment.  
 11 CHAIR HEDANI: Okay. It's been moved by  
 12 Commissioner Mardfin and seconded by Commissioner  
 13 Hiranaga to delete Action Item Number 4.  
 14 Discussion?  
 15 Commissioner Shibuya.  
 16 COMMISSIONER SHIBUYA: I like the -- the  
 17 intent as written. I think it's the exclusiveness of  
 18 identifying special interests of health and wellness  
 19 projects that's really troublesome. But overall, I  
 20 think the objective is to streamline the permitting  
 21 processes that the County has, all of it, and not so  
 22 much just deleting the whole issue here. I think the  
 23 issue is still there. We should continue to streamline  
 24 all of our permitting processes and procedures.  
 25 CHAIR HEDANI: Director, isn't there something

1 in an ordinance that already requires that?  
2 MR. HUNT: We have several ordinances that  
3 speak to streamlining. And Warren brings up a good  
4 issue. And why would we just streamline for these  
5 emerging industries as opposed to other industries or  
6 other economic development sectors. So I think that's a  
7 valid question where there is some debate.

8 CHAIR HEDANI: Mr. Summers.  
9 MR. SUMMERS: Thank you, Mr. Chairman.

10 We do have policy language in different parts  
11 of the document that address streamlining for multiple  
12 industries. This objective is really specific to  
13 emerging industries. So I could see broadening this out  
14 to include other emerging industries under this  
15 objective. But to broaden it out to include all  
16 industries, I think, creates a problem under this  
17 objective and this element.

18 CHAIR HEDANI: Okay. Additional discussion,  
19 Commissioner Mardfin?

20 COMMISSIONER MARDFIN: I would ask that people  
21 that think that targeting a particular thing vote to  
22 delete this item. There is other places where we can  
23 put in streamline permitting processes in general or  
24 maybe for emerging industries, but I don't think this is  
25 the place to do it. It seems appropriate to delete this

1 particular action item.

2 CHAIR HEDANI: Additional discussion?  
3 (No response.)

4 CHAIR HEDANI: My only final comment would be  
5 that although sometimes we think that we solve a lot of  
6 problems, my own perspective is, a lot of times,  
7 commissions like this as well as the government  
8 bureaucracy itself is the problem more than the  
9 solution. And the reason why a lot of things don't get  
10 built, including affordable housing, other projects, is  
11 because we can't get approvals from agencies you need to  
12 get 16 different approvals from. So, personally, I'm in  
13 favor of streamlining the permit procedures for emerging  
14 industries as well as -- as well as all industries,  
15 actually. That's just my personal perspective.

16 Additional discussion?  
17 (No response.)

18 CHAIR HEDANI: The amendment on the floor is  
19 to delete Action Item Number 4. All those in favor,  
20 signify by saying "aye."

21 (Response.)

22 CHAIR HEDANI: Opposed, "nay."  
23 (Response.)

24 CHAIR HEDANI: All those in favor, signify by  
25 raising your hand. One, two, three, four.

1 Opposed, same sign. One, two, three. Chair  
2 votes nay, so there will be four. Motion dies.

3 Any additional discussion on the main motion?  
4 Commissioner Shibuya.

5 COMMISSIONER SHIBUYA: I'd like to make a  
6 friendly amendment here to include, I guess, "Develop  
7 streamlined permitting processes for all projects,"  
8 period.

9 VICE-CHAIR U'U: Second.

10 CHAIR HEDANI: Motion by Commissioner Shibuya,  
11 seconded by Commissioner U'u to amend Action Item Number  
12 4 to "Develop streamlined permitting procedures for all  
13 projects."

14 Director Hunt.

15 MR. HUNT: I think staff supports the concept,  
16 it's just a matter of where should it be in this  
17 document. Your objective speaks to emerging industries.  
18 Perhaps there's a better element.

19 And, John, maybe you can help us, that such a  
20 broad policy speaking to all Economic Development would  
21 be more appropriate.

22 CHAIR HEDANI: Mr. Summers.

23 MR. SUMMERS: Thank you, Mr. Chairman.

24 The Land Use element would probably be the  
25 best place for a broad statement like that. I think it

1 also addresses good government in the County-Wide Policy  
2 Plan. If we did want to broaden it here, then one could  
3 broaden it to emerging industries. But to go beyond  
4 that, I think, would make it an inappropriate fit in the  
5 context of this objective.

6 CHAIR HEDANI: Commissioner Shibuya.

7 COMMISSIONER SHIBUYA: If that's the case, we  
8 have references in a broad sense. I can agree that this  
9 could be inferred or referred to as emerging industries.

10 CHAIR HEDANI: And second? Okay.

11 So the amendment will read, "Develop  
12 streamlined permitting procedures for emerging  
13 industries." Additional discussion?

14 (No Response.)

15 CHAIR HEDANI: All those in favor, signify by  
16 raising your hands.

17 COMMISSIONER HIRANAGA: Discussion.

18 CHAIR HEDANI: Oh, sorry. Discussion.

19 Commissioner U'u -- Commissioner Hiranaga.

20 COMMISSIONER HIRANAGA: I'm not sure if  
21 streamlining or reducing review procedures is the  
22 problem. It's the actual process. So just because you  
23 strip away the review process, if the agencies aren't  
24 funded or can't address things in a timely fashion, it's  
25 still gonna take forever. So I'm against reducing the

1 review process. What you need to do is provide the  
 2 resources to the County so they can process these  
 3 requests in a timely fashion. To me, that's the  
 4 problem.  
 5 CHAIR HEDANI: Commissioner Shibuya.  
 6 COMMISSIONER SHIBUYA: I don't think this is  
 7 to strip away or eliminate reviews of the process or  
 8 procedures. I'm looking at streamlining for the County  
 9 to review its procedures and review processes. And if  
 10 it is needed, then so be it, but if it's not, then, you  
 11 know, let's leave it in and see if we can process or  
 12 have procedures that are more efficient that can have  
 13 the review in a more efficient and less time.  
 14 CHAIR HEDANI: Additional discussion?  
 15 (No Response.)  
 16 CHAIR HEDANI: Are you ready for the question?  
 17 All those in favor, signify by raising your hand. One,  
 18 two, three, four. Chair votes in favor. Five.  
 19 Opposed, same sign. One, two. Two opposed.  
 20 Motion is carried.  
 21 Additional discussion on Objective Number 9?  
 22 Commissioner Mardfin.  
 23 COMMISSIONER MARDFIN: I just have a question  
 24 about Objective Number 5, "Prepare a list of potentially  
 25 beneficial industries that Maui should recruit." First,

1 question of staff. Would it be appropriate to include  
 2 something to the effect of land zoning or land use  
 3 policies that encourages or supports commercial  
 4 businesses industry and manufacturing type efforts?  
 5 CHAIR HEDANI: Mr. Summers.  
 6 MR. SUMMERS: I think a statement in the  
 7 Directed Growth Strategy or the Land Use element that  
 8 ensures that we have enough land supply in each of those  
 9 categories that you mentioned would be very important.  
 10 Under this objective, I don't think it would be  
 11 necessary.  
 12 CHAIR HEDANI: Any more discussion?  
 13 (No response.)  
 14 CHAIR HEDANI: Are you ready for the main  
 15 motion? Main motion is to accept the goal under  
 16 emerging industries and Objective Number 9, policies and  
 17 actions as amended.  
 18 All those in favor, signify by raising your  
 19 hand. Unanimous. Motion is passed.  
 20 Commissioners, objective Number 10.  
 21 Commissioner U`u.  
 22 VICE-CHAIR U`U: I make a motion to accept  
 23 Objective Number 10, policies and actions.  
 24 CHAIR HEDANI: Is there a second? Seconded by  
 25 Commissioner Shibuya.

1 I would ask, who is going to be doing that. And,  
 2 secondly, I'll repeat my comments from two weeks ago,  
 3 that I think, basically, this is a waste of time. I  
 4 don't think you can do very well in this.  
 5 CHAIR HEDANI: Additional discussion? That  
 6 was on Action Item Number 5.  
 7 COMMISSIONER MARDFIN: And I want somebody to  
 8 answer my question about who would do this.  
 9 CHAIR HEDANI: Mr. Summers, holder of all  
 10 answers.  
 11 MR. SUMMERS: Thank you. Thank you,  
 12 Mr. Chairman.  
 13 This is probably in the context of the way  
 14 this statement is written, perhaps be done during the  
 15 development of the County Economic Development plan,  
 16 through the onset of Economic Development, or it can be  
 17 done in the context of this plan more specifically which  
 18 you've already listed specific industries that you would  
 19 target. So there is some redundancy between Action Item  
 20 Number 5 and the rest of this section. I think the rest  
 21 of the section is more specific and provides better  
 22 guidance to decision-makers.  
 23 CHAIR HEDANI: Additional discussion?  
 24 Commissioner Shibuya.  
 25 COMMISSIONER SHIBUYA: I'd like to ask a

1 Discussion?  
 2 Commissioner Starr.  
 3 COMMISSIONER STARR: I move to amend Objective  
 4 10, the objective, and, also -- what is that -- Policy  
 5 Number 3 by adding the words "and energy conservation  
 6 programs." That would be both on the Objective 10 --  
 7 CHAIR HEDANI: Can you repeat your motion,  
 8 please?  
 9 COMMISSIONER STARR: Yeah. To amend both the  
 10 main Objective 10, you know, "Energy Development and its  
 11 use, and energy cons" -- adding "and energy conservation  
 12 programs." Doing the same thing on number -- Policy 3,  
 13 which would then provide a sentence, "To encourage  
 14 consumers/businesses green energy technologies and  
 15 energy conservation measures." Because energy  
 16 conservation is not mentioned adequately here.  
 17 CHAIR HEDANI: Is there a second?  
 18 VICE-CHAIR U`U: Second.  
 19 CHAIR HEDANI: Seconded by Commissioner U`u.  
 20 Discussion?  
 21 (No Response.)  
 22 CHAIR HEDANI: All those in favor of the  
 23 amendment to add "and energy conservation programs" to  
 24 Objective Number 10 and Policy Number 3, signify by  
 25 saying "aye."

1 (Response.)  
 2 CHAIR HEDANI: Opposed, "nay."  
 3 (No Response.)  
 4 CHAIR HEDANI: Carried. Thank you.  
 5 Additional discussion on Objective Number 10?  
 6 COMMISSIONER SHIBUYA: Yes, Chair.  
 7 CHAIR HEDANI: Commissioner Shibuya.  
 8 COMMISSIONER SHIBUYA: On the action items,  
 9 for Commissioner -- on Number 4, Action Item Number 4,  
 10 we should include the conservation aspects of it, too,  
 11 that we identify, we publicize renewable production  
 12 opportunities to potential investors and our  
 13 conservation savings for avoided costs.  
 14 COMMISSIONER STARR: Second.  
 15 CHAIR HEDANI: Amendment to Action Item Number  
 16 4. Do you want to restate that again, Commissioner  
 17 Shibuya?  
 18 COMMISSIONER SHIBUYA: Okay. I think it's  
 19 Number 3, am I not correct? Yeah. Okay. "To publicize  
 20 renewable opportunities to potential investors, and  
 21 conservation savings and avoided costs."  
 22 CHAIR HEDANI: Discussion?  
 23 (No response.)  
 24 CHAIR HEDANI: No discussion.  
 25 (Court Reporter asks for clarification.)

1 conservation savings."  
 2 CHAIR HEDANI: Okay. Can you see it up on the  
 3 screen? "Publicize renewable energy production  
 4 opportunities to potential investors and educate  
 5 consumers on conservation savings and avoided costs."  
 6 Personally, I'm not sure that doesn't mix up  
 7 the original intent of Action Item Number 3, but it's  
 8 your decision as a commission.  
 9 Any additional discussion?  
 10 (No Response.)  
 11 CHAIR HEDANI: All those in favor, signify by  
 12 raising your hand.  
 13 Opposed, same sign.  
 14 Carried. Thank you.  
 15 Any additional discussion on Objective Number  
 16 10?  
 17 Commissioner U`u.  
 18 VICE-CHAIR U`U: Yeah. Action Number 5, you  
 19 know, speaking of housing, low-income housing, yeah,  
 20 explain to me what a wheeling tariff is.  
 21 CHAIR HEDANI: Very good question,  
 22 Commissioner U`u. My comment on the same item was, I  
 23 circled the word "wheeling" and I put a question mark  
 24 and said, "Explain, don't speak in Greek."  
 25 CHAIR HEDANI: Anybody have an answer?

1 CHAIR HEDANI: Commissioner Starr.  
 2 Commissioner Shibuya, can you repeat the  
 3 amendment again, please, for the stenographer? Who was  
 4 the second on that?  
 5 COMMISSIONER SHIBUYA: Jonathan.  
 6 CHAIR HEDANI: Commissioner Starr. And any  
 7 additional discussion?  
 8 Commissioner U`u.  
 9 VICE-CHAIR U`U: Actually, Action Item Number  
 10 5.  
 11 CHAIR HEDANI: We're on Action Item Number 3  
 12 amendment right now.  
 13 VICE-CHAIR U`U: Okay. I'm sorry.  
 14 CHAIR HEDANI: Any additional on Item Number 3  
 15 for the amendment as it was read? Staff needs it  
 16 repeated one more time.  
 17 COMMISSIONER SHIBUYA: Okay. Number 3 would  
 18 be "Publicize renewable energy production opportunities  
 19 to potential investors and conservation savings and  
 20 avoided costs."  
 21 CHAIR HEDANI: Commissioner Guard.  
 22 COMMISSIONER GUARD: I wonder if it should say  
 23 educate consumers on the energy -- on the savings? It  
 24 reads funny on potential investors and conservation  
 25 savings. So maybe, "Educate consumers on the

1 Mr. Summers, a wheeling tariff?  
 2 MR. SUMMERS: Thank you, Mr. Chairman.  
 3 As I understand it, that would allow consumers  
 4 of electricity to buy from different suppliers. Because  
 5 it's in italics, it would be defined in the body of the  
 6 document.  
 7 CHAIR HEDANI: So we don't really understand  
 8 what wheeling is.  
 9 MR. SUMMERS: Well, no. No, no. It --  
 10 basically, it would allow different producers of energy  
 11 to sell that energy to different buyers. So it would  
 12 make it a lot easier for the market to function.  
 13 Simone, did you want to expand on that?  
 14 CHAIR HEDANI: Corp Counsel or Simone.  
 15 Corp Counsel, we're just testing if you were  
 16 still awake this afternoon.  
 17 Simone, can you help us out?  
 18 COMMISSIONER SHIBUYA: Mr. Chair?  
 19 MS. BOSCO: I can try. I'm not sure I can  
 20 exactly explain this like somebody with real experience  
 21 in this. But currently, as I understand it, we're  
 22 required to buy electricity -- in the case of, say,  
 23 electricity, we're required to buy electricity back from  
 24 the utility companies. Well, wheeling tariff would  
 25 allow a user to buy it directly from whoever they want.

1 I shouldn't really try and explain this right  
 2 now. I'm not as clear on it.  
 3 But it -- it greatly allows for -- well, I  
 4 know it tremendously helps the Water Department, for  
 5 example. They will -- they will avoid having to run new  
 6 distribution lines to service their water system.  
 7 I shouldn't really explain this. I'm sorry.  
 8 CHAIR HEDANI: Commissioner Shibuya.  
 9 COMMISSIONER SHIBUYA: Maybe I can help. The  
 10 intent here is to get the cheapest cost of electricity  
 11 or electric power to the various agencies and customers.  
 12 In this particular case, you can either buy it during  
 13 off hours or off peak hours, or you can produce some of  
 14 the energy by net energy metering, whatever you produce  
 15 and you give back, you put back into the grid that is  
 16 benefit to the other grid users, or you can have what is  
 17 called a private, a PPA agreement. It's a private  
 18 producing type agreement, like HC&S or the First Wind,  
 19 they have an agreement that they will produce the type  
 20 of energy. And you can have the government doing  
 21 something very similar to that. You have various  
 22 rooftops and wind areas that you can capture this energy  
 23 and feed back into the grid and, also, avoid government  
 24 costs. So these are some initiatives.  
 25 Also, wheeling means that you also negotiate

1 from -- the least expensive energy to the consumer  
 2 rather than having to necessarily produce it themselves.  
 3 CHAIR HEDANI: With that little bit of  
 4 insight, discussion?  
 5 Commissioner Mardfin.  
 6 COMMISSIONER MARDFIN: There was no amendment  
 7 made on that, is that correct?  
 8 CHAIR HEDANI: I beg your pardon?  
 9 COMMISSIONER MARDFIN: There was no amendment  
 10 made with respect to that?  
 11 CHAIR HEDANI: No. Just a question.  
 12 COMMISSIONER MARDFIN: I would like to propose  
 13 an amendment of a Policy Number 7 and a corresponding  
 14 Action Number 7. And the new Policy 7 would be,  
 15 "Support changes to allow for net energy metering. That  
 16 would allow homeowners who produce electricity" --  
 17 CHAIR HEDANI: Slow down, Ward.  
 18 Is that correct so far?  
 19 COMMISSIONER MARDFIN: Well, I have  
 20 households, but it doesn't matter. Would allow  
 21 households -- my intent was to allow households who  
 22 produced electricity through wind or solar to have  
 23 negative electrical bills. Right now, you can get your  
 24 electric charge down to zero, but not negative.  
 25 CHAIR HEDANI: Can you repeat your motion?

1 with the other producers for the cheapest price. So  
 2 that's where the customer actually benefits from it.  
 3 CHAIR HEDANI: Why do they call it wheeling  
 4 and why is it a tariff? A tariff, to me, is a tax.  
 5 COMMISSIONER SHIBUYA: It is like a tax, yes.  
 6 Wheeling is a mainland term of having energy produced by  
 7 the hydroelectric dams, geothermal. Let's say in  
 8 California, and so you have dams in Nevada, they are  
 9 producing and they're all interconnected in the grid.  
 10 And in this certain amount of electricity is purchased  
 11 from the dams versus the geothermal. And during peak  
 12 hours, the rates are a little higher. That's  
 13 understandable. And during the less used times, then  
 14 the electricity is much cheaper, if you are the  
 15 government user. So it is to the advantage of the  
 16 government or the users to use it during off peak hours.  
 17 CHAIR HEDANI: Okay. Jeff, you guys get to  
 18 work at night.  
 19 Commissioner Starr.  
 20 COMMISSIONER STARR: Yeah, tariff is also used  
 21 for the transportation of a goods. Such as railways  
 22 charge a taro or a tariff. And this is a concept that  
 23 was put forward by Enron. And, actually, it's probably  
 24 the one good thing they left us with, which is the  
 25 concept that the utility will transport the energy

1 COMMISSIONER MARDFIN: The motion was to have  
 2 a Policy Number 7, "Support changes such that there can  
 3 be net energy metering that would allow the homeowner to  
 4 have negative electrical bills."  
 5 COMMISSIONER SHIBUYA: What about businesses?  
 6 COMMISSIONER MARDFIN: Homeowners or  
 7 businesses.  
 8 CHAIR HEDANI: Can you read what's up on the  
 9 board and see it and tell me if that's correct? This is  
 10 for a proposed Policy Number 7 -- Action Number 7. I'm  
 11 sorry.  
 12 COMMISSIONER MARDFIN: My colleague asked me  
 13 to add, after "households," "households or businesses."  
 14 COMMISSIONER SHIBUYA: Second.  
 15 CHAIR HEDANI: Moved and seconded by  
 16 Commissioner Shibuya to amend. Is that a policy or an  
 17 Action Item?  
 18 COMMISSIONER MARDFIN: Right now, it's a  
 19 policy. There will be a similar action item if this  
 20 passes.  
 21 CHAIR HEDANI: Policy Item Number 7 to read as  
 22 displayed up on the board. Any discussion?  
 23 Commissioner Hiranaga.  
 24 COMMISSIONER HIRANAGA: Just a friendly  
 25 amendment. I'd suggest, "Support net energy metering



1 that would allow negative electrical bills."  
 2 COMMISSIONER MARDFIN: I could live with that.  
 3 CHAIR HEDANI: That would simplify it.  
 4 "Support metering that would allow negative bills." Is  
 5 there anybody from the utility here? They may be paying  
 6 us for power.  
 7 Commissioner Hiranaga.  
 8 COMMISSIONER HIRANAGA: I believe that's  
 9 already in practice.  
 10 CHAIR HEDANI: I think you can take it to  
 11 zero, but they won't pay.  
 12 Commissioner Mardfin.  
 13 Commissioner Shibuya.  
 14 COMMISSIONER SHIBUYA: Yes. Actually, you  
 15 don't get the negative bill. You actually get a credit  
 16 and the credit is carried over a whole year. And if you  
 17 don't use up all your credits, then it vaporizes. What  
 18 happens is, when it vaporizes, then the other users of  
 19 the grid benefit because MECO has now gained that extra  
 20 power that you produced. MECO did not produce this  
 21 power.  
 22 CHAIR HEDANI: Okay. So in this particular  
 23 case, they would actually have to pay you for power. If  
 24 you produce more energy than you use is what you're  
 25 saying?

1 mandate that these independent suppliers continue to  
 2 provide a dependable source of electricity. So if  
 3 they're going to reduce their planning for dependable  
 4 electricity based upon these independent contributors,  
 5 some of these independent contributors are shut down,  
 6 all of a sudden, we have shortage of power. I think  
 7 that's one of the challenges of -- maybe a negative  
 8 electrical bill is not necessarily the right thing, but  
 9 I think credits that maybe don't expire.  
 10 CHAIR HEDANI: Additional discussion?  
 11 Gentlemen, we're still stuck on Economic  
 12 Development, you know.  
 13 COMMISSIONER MARDFIN: The problem with --  
 14 CHAIR HEDANI: Commissioner Mardfin.  
 15 COMMISSIONER MARDFIN: The problem with  
 16 credits that never expire is you may never use them.  
 17 You may always have an overcapacity for what you use.  
 18 If you're serving your useful electricity, you may never  
 19 get to where you need the net credits.  
 20 I agree with you that it can provide problems.  
 21 If, for instance, it's solar and you have overcast for a  
 22 week, everybody will be shut down. But they have --  
 23 they generally have capacity to take care of that.  
 24 CHAIR HEDANI: Additional discussion?  
 25 Commissioner Guard, additional discussion?

1 COMMISSIONER SHIBUYA: That is correct. You  
 2 would have what is called a private partnership type of  
 3 agreement that you would have to first start out with  
 4 that.  
 5 CHAIR HEDANI: So you would take out the  
 6 vaporizing provision, basically.  
 7 COMMISSIONER SHIBUYA: That is correct.  
 8 CHAIR HEDANI: We're creating new law here,  
 9 you understand?  
 10 COMMISSIONER SHIBUYA: I don't want to create  
 11 any law.  
 12 CHAIR HEDANI: Discussion?  
 13 Commissioner Mardfin.  
 14 COMMISSIONER MARDFIN: It's -- I don't know  
 15 whether it's certainly new law for Hawaii, I'm not sure  
 16 it's new law anywhere. Basically, you're -- if you're  
 17 invest in photovoltaic or wind, anyone -- you might  
 18 develop an overcapacity, so you can help the utilities  
 19 supply the electricity, so there's less need for the  
 20 utility to go out and produce new power sources.  
 21 CHAIR HEDANI: Additional discussion?  
 22 Commissioner Hiranaga.  
 23 COMMISSIONER HIRANAGA: One of the dangers of  
 24 this is that the electrical companies provide a  
 25 dependable source of electricity. And there is no

1 Ready for the question? Okay.  
 2 Question on the floor is an amendment for a  
 3 Policy Number 7 as displayed up on the board. All those  
 4 in favor, signify by raising your hand. I'm sorry.  
 5 Six.  
 6 Opposed, same sign.  
 7 Motion is carried. Thank you.  
 8 Commissioner Mardfin.  
 9 COMMISSIONER MARDFIN: I would propose Action  
 10 Item Number 7 that would be essentially the same thing  
 11 only with whatever word changes we need to turn it from  
 12 a policy to an action.  
 13 CHAIR HEDANI: Director, is it required that  
 14 we have an action item for every policy that is a  
 15 duplicate of the language?  
 16 MR. HUNT: It's not required, but it's a good  
 17 idea as a sort of practice.  
 18 CHAIR HEDANI: Is there a second? Seconded by  
 19 Commissioner Shibuya.  
 20 Discussion?  
 21 (No response.)  
 22 CHAIR HEDANI: Okay. The motion on the floor  
 23 is for an Action Item number 7.  
 24 I'm just told that the stenographer is going  
 25 to need a break. So maybe after this motion, we can go

1 ahead and take a 10-minute break or 15-minute break.  
 2 15-minute break.  
 3 Additional discussion?  
 4 COMMISSIONER MARDFIN: That's not the motion.  
 5 CHAIR HEDANI: It was the one previously on  
 6 the upside of Policy Number 7. There we go. A little  
 7 bit further up. There we go. "Support net energy  
 8 metering that would allow negative electric bills."  
 9 Anything for that language or change, Commissioner  
 10 Mardfin?  
 11 COMMISSIONER MARDFIN: To make it so it's an  
 12 action, "support changes to the legal system to allow."  
 13 CHAIR HEDANI: Discussion. It is up on the  
 14 board.  
 15 Mr. Summers.  
 16 MR. SUMMERS: Thank you, Mr. Chairman.  
 17 I think to make it a pure action, perhaps,  
 18 "Work with the Public Utility Commission and the  
 19 utilities to allow net energy metering," and continue  
 20 with the rest of the --  
 21 COMMISSIONER MARDFIN: I could put that word  
 22 in.  
 23 CHAIR HEDANI: Repeat that slowly, please,  
 24 John. "Work with the PUC and the utility to allow net  
 25 negative energy metering that would allow negative

1 electric bills."  
 2 Discussion?  
 3 (No Response.)  
 4 CHAIR HEDANI: All those in favor, signify by  
 5 saying "aye."  
 6 (Response.)  
 7 CHAIR HEDANI: Opposed, "nay."  
 8 (No Response.)  
 9 CHAIR HEDANI: Carried. Thank you.  
 10 Okay. You guys want to break or you guys want  
 11 to vote on Objective Number 10? Okay, ready for the  
 12 question.  
 13 Any additional discussion?  
 14 (No Response.)  
 15 CHAIR HEDANI: All those in favor, signify by  
 16 saying "aye."  
 17 (Response.)  
 18 CHAIR HEDANI: Opposed, same sign.  
 19 (No response.)  
 20 CHAIR HEDANI: Carried. Thank you.  
 21 We've completed Objective Number 10. We'll  
 22 take a break for 15 minutes. We'll reconvene on  
 23 Objective Number 11. Thank you.  
 24 (Recess, 4:47 p.m. to 5:07 p.m.)  
 25 CHAIR HEDANI: Okay. Discussion, goal, small

1 business will play a key role in Maui's economy,  
 2 Objective 11, policies and actions.  
 3 Discussion, Commissioner Mardfin.  
 4 COMMISSIONER MARDFIN: Mr. Chairman?  
 5 CHAIR HEDANI: Commissioner Mardfin.  
 6 COMMISSIONER MARDFIN: I just wanted to  
 7 comment on the Objective 11. It says, "Increase the  
 8 number of revenue generated by small businesses." I  
 9 have no problem with that. And "decrease percentage of  
 10 small business failures," I don't see how that's done.  
 11 And there is a certain thing in economics called  
 12 creative destruction where you need some businesses to  
 13 fail. They always fail. And I don't -- I think this is  
 14 a silly objective. That part of it is a silly  
 15 objective, but --  
 16 CHAIR HEDANI: My own personal comment is  
 17 that, also, I had for Objective Number 11 is that it was  
 18 (inaudible). And I suggested replacing it with  
 19 "Encourage the success of small business."  
 20 COMMISSIONER MARDFIN: What was it?  
 21 CHAIR HEDANI: "Encourage the success of small  
 22 business."  
 23 COMMISSIONER MARDFIN: May I make a motion to  
 24 amend?  
 25 CHAIR HEDANI: Sure.

1 COMMISSIONER MARDFIN: To change Objective 11  
 2 to read, "Encourage the success of small business."  
 3 CHAIR HEDANI: Is there a second?  
 4 COMMISSIONER SHIBUYA: Second.  
 5 CHAIR HEDANI: Seconded by Commissioner Guard.  
 6 Discussion?  
 7 (No Response.)  
 8 CHAIR HEDANI: All those in favor of the  
 9 amendment, signify by saying "aye."  
 10 (Response.)  
 11 CHAIR HEDANI: Opposed, same sign.  
 12 (No Response.)  
 13 CHAIR HEDANI: Amendment is carried.  
 14 Additional discussion?  
 15 Commissioner U'u.  
 16 VICE-CHAIR U'U: Yeah. On Policy 4, who and  
 17 how was small businesses -- should I say this -- "Assist  
 18 traditional mom and pop business establishments." Who  
 19 will be the people in charge of or what will be  
 20 considered a traditional mom and pop? Because, you  
 21 know, that word has been thrown around and, you know,  
 22 some people say five years you here, mom and pop. I  
 23 have no idea.  
 24 CHAIR HEDANI: Commissioner Mardfin.  
 25 COMMISSIONER MARDFIN: In response to

1 Commissioner U`u, I don't know how you would define mom  
 2 and pop, but the Action Number 4 explains what they mean  
 3 by assist. I had the same question when I read it.  
 4 Then Action 4 says, provide business assistance  
 5 programs, loans and grants to mom and pop  
 6 establishments. So that's the how.  
 7 VICE-CHAIR U`U: Okay. But the question is  
 8 who defines a mom and pop?  
 9 CHAIR HEDANI: Mr. Summers, since this entire  
 10 project is your work product, can you please define what  
 11 mom and pop is?  
 12 MR. SUMMERS: Thank you, Mr. Chairman.  
 13 I think the idea was Komodo's Bakery, Ooka's  
 14 when it existed, Ah Fook's, those longtime Maui business  
 15 establishments.  
 16 CHAIR HEDANI: I think you're referring to  
 17 family run businesses.  
 18 MR. SUMMERS: That's correct.  
 19 CHAIR HEDANI: Additional discussion?  
 20 Commissioner Guard.  
 21 COMMISSIONER GUARD: Commissioner Mardfin  
 22 brought up a good point on, when we changed the wording  
 23 of Objective 11, I think we need to use that on all of  
 24 these items, that a lot of these issues are above our  
 25 head and going over this manual. So maybe we could use

1 seconded by Commissioner Mardfin to amend Policy Number  
 2 5 to "review and revise regulatory barriers that impedes  
 3 small businesses."  
 4 Discussion?  
 5 (No Response.)  
 6 CHAIR HEDANI: All those in favor, signify by  
 7 saying "aye."  
 8 (Response.)  
 9 CHAIR HEDANI: Opposed, "nay."  
 10 (No Response.)  
 11 CHAIR HEDANI: Carried. Thank you.  
 12 Any additional discussion on Objective 11?  
 13 Commissioner U`u.  
 14 I'm left-hand oriented right now.  
 15 VICE-CHAIR U`U: On Policy 9, "Educate  
 16 government regulators about the challenges of operating  
 17 a small business." I put down, take their paycheck away  
 18 for a month to initiate reality. Just a comment.  
 19 COMMISSIONER GUARD: Actually, it's accurate.  
 20 CHAIR HEDANI: Very good.  
 21 Additional discussion?  
 22 Commissioner Mardfin.  
 23 COMMISSIONER MARDFIN: Under Action 9,  
 24 "Educate government regulators about the challenges of  
 25 operating a small business." I'm just gonna raise an

1 that to help expedite the process moving forward.  
 2 CHAIR HEDANI: Additional discussion?  
 3 Commissioner Mardfin.  
 4 COMMISSIONER MARDFIN: Policy Number 5 says,  
 5 "Reduce regulatory barriers that impede small  
 6 businesses." And just when I read this, I said -- I  
 7 tried to think of examples. And I thought about the  
 8 Superferry. And that pesky EIS that was a regulatory  
 9 barrier that impeded small business. And I'm not happy  
 10 with 5. I just soon it be deleted. But I -- I kind of  
 11 understand where people are going on it.  
 12 CHAIR HEDANI: Additional discussion?  
 13 Commissioner Guard.  
 14 COMMISSIONER GUARD: I think -- Commissioner  
 15 Hiranaga can go first.  
 16 COMMISSIONER HIRANAGA: You're right-hand  
 17 oriented. You are looking to your right side.  
 18 CHAIR HEDANI: I keep looking to the light and  
 19 all I see are the shadows like in caves.  
 20 Commissioner Hiranaga.  
 21 COMMISSIONER HIRANAGA: Policy Number 5, I  
 22 would like to propose an amendment eliminate the word  
 23 "reduce" and say "review and revise."  
 24 COMMISSIONER GUARD: Second.  
 25 CHAIR HEDANI: Moved by Commissioner Hiranaga,

1 issue that is in Hana right now, as kind of an example  
 2 of this. And have street -- if the government  
 3 departments spoke to each other and got some clarity, it  
 4 could streamline a process. There is a big discussion  
 5 going on between -- Hasegawa's wants to rebuild.  
 6 Planning Department says fine. They're going by the  
 7 Community Plan. The Community Plan says, in Hana, we  
 8 don't want gutters and sidewalks. We stopped in front  
 9 of where the Hasegawa's plan to build, sidewalks would  
 10 not seem to be an issue. Yet, the last signature on the  
 11 building permit is per director of the Department of  
 12 Public Works, he's refusing to sign saying you don't  
 13 have gutters and sidewalks. If the government itself  
 14 got a little bit more coordinated, things could go a lot  
 15 smoother for small businesses.  
 16 CHAIR HEDANI: Commissioner Hiranaga.  
 17 COMMISSIONER HIRANAGA: Propose to amend  
 18 Policy 6, replace the word "feasible" with "reasonable."  
 19 CHAIR HEDANI: Is there a second?  
 20 COMMISSIONER MARDFIN: Second.  
 21 CHAIR HEDANI: Seconded by Commissioner  
 22 Mardfin.  
 23 Discussion?  
 24 (No Response.)  
 25 CHAIR HEDANI: So Policy Number 6 would read,

1 "Require, where reasonable, the government procurement  
 2 of goods and services for locally-owned small  
 3 businesses."  
 4 Discussion?  
 5 Commissioner Hiranaga.  
 6 COMMISSIONER HIRANAGA: I guess one example is  
 7 what's happening with the school lunch. Now it's \$2.5  
 8 is the cost. And the legislature just passed some new  
 9 law that they can only subsidize 50 percent of that. So  
 10 student lunch now is a dollar and-a-quarter. I remember  
 11 when I used to get double lunch for 50 cents. I was  
 12 pretty surprised, the costs.  
 13 CHAIR HEDANI: Discussion?  
 14 (No Response.)  
 15 CHAIR HEDANI: No discussion.  
 16 All those in favor of the amendment, signify  
 17 by saying "aye."  
 18 (Response.)  
 19 CHAIR HEDANI: Opposed, "nay."  
 20 (No Response.)  
 21 CHAIR HEDANI: Carried. Thank you.  
 22 MS. BOSCO: Who seconded that?  
 23 CHAIR HEDANI: Seconded by Commissioner  
 24 Mardfin.  
 25 Additional discussion on Objective 11?

1 MR. HUNT: I assume that's including the  
 2 Director's recommendations?  
 3 CHAIR HEDANI: Yes. Director's  
 4 recommendations are identical, right?  
 5 COMMISSIONER MARDFIN: Not for Actions 1 and  
 6 2.  
 7 CHAIR HEDANI: Okay. I'm sorry.  
 8 COMMISSIONER MARDFIN: In fact, Action 1  
 9 becomes a policy, Policy 11.  
 10 CHAIR HEDANI: Okay. My correction. I was  
 11 reading from the binder.  
 12 Commissioner Mardfin.  
 13 COMMISSIONER MARDFIN: On Policy 1, "Support  
 14 expansion of Maui Memorial Medical Center services." I  
 15 don't have a problem with that, but why are we ignoring  
 16 Kaiser and other medical providers? We're focusing just  
 17 on the government here. And it seems to me that if we  
 18 want better health care for Maui, we should encourage  
 19 organizations like Kaiser as well as the Maui Memorial  
 20 Medical Center. So I would propose an amendment that  
 21 Policy 1 be changed to be, "Support expansion of Maui  
 22 Memorial Medical Center services and those provided by  
 23 other medical facilities." "And those provided by other  
 24 medical facilities."  
 25 CHAIR HEDANI: Is there a second? Seconded by

1 (No Response.)  
 2 CHAIR HEDANI: Ready for the main motion?  
 3 COMMISSIONER GUARD: Yes.  
 4 CHAIR HEDANI: All those in favor of the goal,  
 5 Objective Number 11, policies and actions, as amended,  
 6 signify by saying "aye."  
 7 (Response.)  
 8 CHAIR HEDANI: Opposed, "nay."  
 9 (No Response.)  
 10 CHAIR HEDANI: Carried. Thank you.  
 11 Objective or goal -- Objective Number 12. The  
 12 goal reads, "Maui will have a health care industry and  
 13 options that are reliable, efficient and provide social  
 14 well-being."  
 15 COMMISSIONER MARDFIN: Would you like a  
 16 motion?  
 17 CHAIR HEDANI: Commissioner Mardfin.  
 18 COMMISSIONER MARDFIN: I move the adoption of  
 19 the goal about the health care industry, Objective 12  
 20 and its attached policies and actions.  
 21 COMMISSIONER SHIBUYA: Second.  
 22 CHAIR HEDANI: Moved by Commissioner Mardfin,  
 23 seconded by Commissioner Shibuya.  
 24 Discussion?  
 25 Director Hunt.

1 Commissioner Sablas.  
 2 Discussion?  
 3 VICE-CHAIR U`U: Discussion. It was brought  
 4 up to me that the difference is, is -- is medical  
 5 insurance will be Kaiser and HMSA and not Maui Memorial.  
 6 That will be the difference. If I'm wrong, I have no  
 7 idea, but --  
 8 CHAIR HEDANI: Commissioner Mardfin.  
 9 COMMISSIONER MARDFIN: Kaiser has its own  
 10 separate facility separate from Maui Memorial. It's  
 11 private. But why are we not supporting private  
 12 provisional medical care as well as the government?  
 13 CHAIR HEDANI: Okay. Additional discussion?  
 14 (No Response.)  
 15 CHAIR HEDANI: Ready for the question?  
 16 The amendment reads, "Support expansion of  
 17 Maui Memorial Medical Center services and those provided  
 18 by other medical facilities." All those in favor,  
 19 signify by saying "aye."  
 20 (Response.)  
 21 CHAIR HEDANI: Opposed, "nay."  
 22 (No Response.)  
 23 CHAIR HEDANI: Carried. Thank you.  
 24 Additional discussion? The goal and Objective  
 25 12, policy and actions.

1 Commissioner Mardfin.  
 2 COMMISSIONER MARDFIN: On Policy Number 7, I  
 3 propose an amendment. It says, "Support digitalization  
 4 of all diagnostic equipment at all facilities in Maui  
 5 County to enable sharing of data and more efficient use  
 6 of limited provider workforce." And I would propose  
 7 adding the words "consistent with data protection and  
 8 patient privacy."  
 9 VICE-CHAIR U`U: Second.  
 10 CHAIR HEDANI: Is there a second? Seconded by  
 11 Commissioner U`u to add the words "consistent with data  
 12 protection" --  
 13 COMMISSIONER MARDFIN: "And patient privacy."  
 14 CHAIR HEDANI: "And patient privacy."  
 15 Discussion?  
 16 (No Response.)  
 17 CHAIR HEDANI: All those in favor, signify by  
 18 saying "aye."  
 19 (Response.)  
 20 CHAIR HEDANI: Opposed, "nay."  
 21 (No Response.)  
 22 CHAIR HEDANI: Carried. Thank you.  
 23 Commissioner Mardfin.  
 24 COMMISSIONER MARDFIN: I don't have an  
 25 amendment this time, but Policy 2 says, "Support

1 CHAIR HEDANI: Is there a second?  
 2 COMMISSIONER GUARD: Second.  
 3 CHAIR HEDANI: Seconded by Commissioner Guard.  
 4 Discussion?  
 5 (No Response.)  
 6 CHAIR HEDANI: All those in favor, signify by  
 7 saying "aye."  
 8 (Response.)  
 9 CHAIR HEDANI: Opposed, "nay."  
 10 (No Response.)  
 11 CHAIR HEDANI: Carried. Thank you.  
 12 Additional discussion on Objective 12?  
 13 Commissioner Mardfin.  
 14 COMMISSIONER MARDFIN: Action Number 1,  
 15 "Support expansion of Maui Memorial Medical Center  
 16 cardiac care services to include support expansion Maui  
 17 Memorial Medical Center and other medical facilities."  
 18 By the way, this is now Action 1, but it should be  
 19 basically Policy 11, if we follow the Director's  
 20 recommendations. But you would add the words "support  
 21 expansion of Maui Medical Center and other medical  
 22 services and other medical facilities."  
 23 CHAIR HEDANI: Is motion to add "other medical  
 24 facilities" to Policy Number 11 of the Director's  
 25 recommendation?

1 expansion of federally qualified health centers with the  
 2 direct involvement of the residents of the impacted  
 3 communities." We just did this in Hana with Hale  
 4 Pomaikai, the home dialysis, set new federal law  
 5 standards. But this wasn't on anybody's list. This  
 6 wasn't something somebody picked out to do. This was  
 7 done by a determined woman who wanted something done.  
 8 So all of this targeting strikes me as being a  
 9 little silly because if you want to make change, you can  
 10 make change. But improve any amendment to it.  
 11 CHAIR HEDANI: My only other comment was  
 12 Policy Number 8, "Establish telemedicine/digital network  
 13 within Maui County, Hawaii County and Honolulu County."  
 14 And my comment was, what about the outside world. You  
 15 know, wouldn't you want to enable tertiary and  
 16 subspecialists consultation services with the outside  
 17 world? So the suggestion was to remove the words  
 18 "within Maui County, Hawaii County and Honolulu County"  
 19 and keep everything else as it is.  
 20 COMMISSIONER MARDFIN: I so move to amend.  
 21 CHAIR HEDANI: Moved by Commissioner Mardfin.  
 22 COMMISSIONER MARDFIN: To put a period after  
 23 "network" and delete everything from "within" onward.  
 24 No. To delete the words "within Maui County, Hawaii  
 25 County and Honolulu County."

1 COMMISSIONER MARDFIN: Correct.  
 2 CHAIR HEDANI: Is there a second? Is there a  
 3 second?  
 4 MS. BOSCO: I'm confused.  
 5 CHAIR HEDANI: We're looking at Action Item  
 6 Number 1 that's supposed to be moved up to Policy Item  
 7 Number 11.  
 8 MS. BOSCO: Got it.  
 9 CHAIR HEDANI: Under the Director's  
 10 recommendation. And would be amended to read --  
 11 COMMISSIONER MARDFIN: To insert the words --  
 12 CHAIR HEDANI: "And other medical facilities."  
 13 COMMISSIONER MARDFIN: And other medical --  
 14 after Center, "and other medical facilities for."  
 15 CHAIR HEDANI: Okay. So the correction is  
 16 displayed up on the board.  
 17 Second? Seconded by Commissioner Sablas.  
 18 Discussion?  
 19 Commissioner Guard -- I mean -- I'm sorry --  
 20 Director Hunt. Superiority before beauty.  
 21 MR. HUNT: It sounds an awful lot like Policy  
 22 1. I'm not sure if we need 'em both. Can we combine  
 23 them? I mean, one speaks to support expansion of Maui  
 24 Medical and it gets specific about cardiac care services  
 25 and support expansion of the Maui Medical Center

1 services and other providers. I don't know.  
 2 CHAIR HEDANI: Can we allow staff to be able  
 3 to condense that under our consolidation?  
 4 COMMISSIONER MARDFIN: I would love to.  
 5 CHAIR HEDANI: Thank you. If you could note  
 6 that for possible consolidation.  
 7 Commissioner Guard.  
 8 COMMISSIONER GUARD: Well, I agree with that,  
 9 but, also, another general comment on this one, that  
 10 this is a state run facility, we're going to the private  
 11 sector and this is a Maui County plan document that I'm  
 12 -- I don't know. I'm just kind of baffled on where this  
 13 document is going to go and who is going to be looking  
 14 at it all together.  
 15 I don't know if we want to put anything in to  
 16 save General Motors, too, at the County level. That's  
 17 about where we are looking at all these things.  
 18 We're going to support financially  
 19 cardiologists that want to come to Maui?  
 20 I don't -- I'm starting to be disenchanted  
 21 with this document.  
 22 CHAIR HEDANI: I'm sorry. Mr. Summers.  
 23 MR. SUMMERS: Thank you, Mr. Chairman.  
 24 One suggestion would be to actually take the  
 25 policy as it is and modify it into an action statement

1 MR. SUMMERS: Well, the initial concern was  
 2 that it was drafted as a policy. But it was listed as  
 3 an action. So the recommendation from staff was to move  
 4 it up to the policy section because it is a more  
 5 specific policy than Item Number 1, which is very broad.  
 6 But after hearing the discussion, I think the better  
 7 course of action might be to rework what we have there  
 8 and into an action statement. And I think this is  
 9 really one of those things where the County has to work  
 10 with Maui Memorial Medical facility and other facilities  
 11 to make sure that their zoning laws can provide for the  
 12 expansion of some of these facilities.  
 13 CHAIR HEDANI: Okay. I'm confused. Where are  
 14 we?  
 15 Commissioner Mardfin.  
 16 COMMISSIONER MARDFIN: I think he's at -- I  
 17 think he's asking that this be -- that we not vote at  
 18 this -- at this time, that they -- that, in two weeks,  
 19 they come back with a revised statement.  
 20 CHAIR HEDANI: Director?  
 21 Deferral is not an option.  
 22 COMMISSIONER GUARD: We're not in Economic  
 23 Development.  
 24 MR. HUNT: I agree with the analysis that what  
 25 staff would like to do is offer to do this now or come

1 rather than move another policy because it's some sort  
 2 of a consolidation. And it would have to be because  
 3 this is a State facility where the County really works  
 4 with Maui Memorial Medical Center on this.  
 5 There are a lot of land use issues,  
 6 complicated zoning and other issues that are currently  
 7 impediment to the successful expansion of the hospital.  
 8 So that's an area where the County can work proactively  
 9 to achieve something positive for the community. But we  
 10 would like to spend some time working on this statement,  
 11 to make it a more specific and clearer action statement.  
 12 CHAIR HEDANI: I'm sorry, Mr. Summers. What  
 13 was your recommendation again?  
 14 MR. SUMMERS: The recommendation would be,  
 15 rather than moving it up to the list of policies above,  
 16 retool it as an action statement to implement the first  
 17 policy under this section which is to support the  
 18 expansion of Maui Memorial and other medical facilities.  
 19 So if the Committee would provide us the liberty to do  
 20 that.  
 21 CHAIR HEDANI: Discussion?  
 22 (No Response.)  
 23 CHAIR HEDANI: So contrary to your Director's  
 24 recommendation, you are recommending that we take this  
 25 as an action item and modify it?

1 back or just, and --  
 2 CHAIR HEDANI: Gentlemen, what's your  
 3 pleasure?  
 4 Commissioner Mardfin, the motion on the floor  
 5 is your motion.  
 6 COMMISSIONER MARDFIN: I have no problem with  
 7 deferring this and letting them have time to -- I guess  
 8 the proper thing to do is to withdraw my amendment and  
 9 then to make a motion to defer this objective.  
 10 VICE-CHAIR U'U: Second.  
 11 CHAIR HEDANI: Or correct it as it stands  
 12 right now.  
 13 Mr. Summers, fix this problem, will you?  
 14 MR. SUMMERS: It would take just a few minutes  
 15 to fix. During the next break, we can come up with some  
 16 language so we wouldn't have to defer until the next  
 17 meeting.  
 18 CHAIR HEDANI: Okay. Additional discussion?  
 19 (No Response.)  
 20 CHAIR HEDANI: We're gonna defer that entire  
 21 discussion until they come back to us. So let's not  
 22 anoint this entire goal with holy water until they come  
 23 back.  
 24 Commissioner Shibuya.  
 25 COMMISSIONER SHIBUYA: I just wanted to make a

1 comment that why are we singling out just the cardiac  
 2 care services? What about oncology and gerontology and  
 3 things of this nature? There are other sciences and  
 4 services, too. So I just wanted to keep it more  
 5 general.  
 6 Thank you.  
 7 CHAIR HEDANI: That was also my comment.  
 8 COMMISSIONER MARDFIN: Mr. Chairman?  
 9 CHAIR HEDANI: Commissioner Mardfin.  
 10 COMMISSIONER MARDFIN: I'm withdrawing my  
 11 motion to add "and other medical facilities" for Number  
 12 11. I will instead move that we delete Policy Number 11  
 13 or Action Number 1, whichever you prefer to term it.  
 14 CHAIR HEDANI: So second?  
 15 COMMISSIONER SHIBUYA: Second.  
 16 CHAIR HEDANI: Seconded by Commissioner  
 17 Shibuya.  
 18 Motion is to delete Action Item Number 1 as it  
 19 stands. Discussion?  
 20 (No Response.)  
 21 CHAIR HEDANI: All those in favor, signify by  
 22 saying "aye."  
 23 (Response.)  
 24 CHAIR HEDANI: Opposed, "nay."  
 25 (Response.)

1 CHAIR HEDANI: Director's recommendation?  
 2 Directors recommendation.  
 3 Is there a second? Seconded by Commissioner  
 4 Shibuya.  
 5 Discussion?  
 6 (No Response.)  
 7 CHAIR HEDANI: No discussion.  
 8 All those in favor, signify by saying "aye."  
 9 (Response.)  
 10 CHAIR HEDANI: Opposed, "nay."  
 11 (No Response.)  
 12 CHAIR HEDANI: Carried. Thank you.  
 13 Mr. Chairman?  
 14 CHAIR HEDANI: Commissioner Mardfin.  
 15 COMMISSIONER MARDFIN: We're going to go on,  
 16 but I just want to point out that this -- the one we --  
 17 the objective we just passed has four policies and no  
 18 actions. I move the adoption of Objective 14 and its  
 19 accompanying policies and actions.  
 20 COMMISSIONER GUARD: Second.  
 21 CHAIR HEDANI: This is for the approval of  
 22 Objective 14 and the accompanying policies and actions.  
 23 Seconded by Commissioner Guard.  
 24 Discussion?  
 25 Commissioner Guard.

1 CHAIR HEDANI: Two nays.  
 2 All those in favor of the motion to delete  
 3 action Item Number One, signify by raising your hands.  
 4 Two.  
 5 Opposed, same sign. One, two, three.  
 6 Motion dies.  
 7 Additional discussion?  
 8 (No Response.)  
 9 CHAIR HEDANI: Ready for the main motion?  
 10 COMMISSIONER MARDFIN: I move to defer this  
 11 motion, the main motion, until after our meal.  
 12 VICE-CHAIR U`U: Second.  
 13 CHAIR HEDANI: Motion to defer Objective  
 14 Number 12. All those in favor, signify by saying "aye."  
 15 (Response.)  
 16 CHAIR HEDANI: Opposed, "nay."  
 17 (No Response.)  
 18 CHAIR HEDANI: It will be deferred until we  
 19 come back to it at the end of this section.  
 20 MS. BOSCO: Clarification. The entire  
 21 objective and section or just that action?  
 22 CHAIR HEDANI: The entire.  
 23 Objective 13, Commissioner Mardfin.  
 24 COMMISSIONER MARDFIN: I move the adoption of  
 25 Objective 13 and the accompanying policies and actions.

1 COMMISSIONER GUARD: Thank you.  
 2 Just a note, kind of from what I was talking  
 3 about earlier. These policies seem to be one of the  
 4 best ones that I guess Planning Department or the County  
 5 has any control over on allowing home-based businesses  
 6 and changing some building code revisions as below  
 7 versus this manipulating our thoughts on State law or  
 8 funding businesses that go belly up, et cetera. So just  
 9 to keep that note, this seems to be one that is in the  
 10 right meeting.  
 11 CHAIR HEDANI: Additional discussion,  
 12 Commissioner Mardfin?  
 13 COMMISSIONER MARDFIN: I had a small  
 14 discussion with the Director a couple weeks ago about  
 15 this. And in particular, I'm looking at Policy Number  
 16 2, "Allow small scale home occupations offering  
 17 alternative medicine to visitors and residents that does  
 18 not interfere with surrounding neighborhoods." And then  
 19 I looked at -- I don't know what the -- the Council did  
 20 with it. But I went back to the bill that we looked at  
 21 about home business, home occupations. And it says that  
 22 clients, patrons and customers in home occupations are  
 23 prohibited on the premises except for educational  
 24 services on a one-to-one basis. So this is in  
 25 compliance to direct conflict with Bill 19.40.040 that

1 we recommended before.  
2 And Joe Alueta, I specifically asked about  
3 chiropractors in this. And he told -- at the time he  
4 told me no. And, yet, this chiropractor sounds exactly  
5 like what we are talking about here. And I'm wondering  
6 if the Director or somebody else wanted to explain to me  
7 what we want to do.

8 CHAIR HEDANI: Director Hunt.

9 MR. HUNT: The bill that you reviewed was  
10 referred down from the Planning Committee. And the  
11 intent of that bill on home occupations was to add a  
12 home occupation provision per the existing definition in  
13 our code to add that home occupation to zoning district.  
14 The bill that came down from the committee did not  
15 propose any changes in the definition to home  
16 occupation. So that's why Mr. Alueta explained under  
17 the proposed bill, under the existing definition, a  
18 chiropractor wouldn't be allowed, because they would  
19 have guests coming to their practice.

20 With this policy, it would direct the County  
21 to take a look at the definition and perhaps expand it.  
22 There's been a lot of discussion at the Planning  
23 Department level that we need to propose a bill that  
24 goes beyond what the Council bill did and actually amend  
25 the definition to loosen it up. And so this policy

1 would support that action that I just described.

2 COMMISSIONER MARDFIN: I have no problem with  
3 the intent of this policy. I just wanted to point out  
4 that there was a problem as we reviewed it.

5 CHAIR HEDANI: Additional discussion on  
6 Objective 14?

7 (No Response.)

8 CHAIR HEDANI: All those in favor of Objective  
9 14, signify by saying "aye."

10 (Response.)

11 CHAIR HEDANI: Opposed, "nay."

12 (No Response.)

13 CHAIR HEDANI: Carried. Thank you.

14 Objective 15, Commissioner Mardfin.

15 COMMISSIONER MARDFIN: I move the adoption of  
16 Objective 15, the policy and the three action items to  
17 go with it.

18 COMMISSIONER GUARD: Second.

19 CHAIR HEDANI: Seconded by Commissioner Guard.

20 Discussion?

21 (No Response.)

22 CHAIR HEDANI: All those in favor, signify by  
23 saying "aye."

24 (Response.)

25 CHAIR HEDANI: Opposed, "nay."

1 (No Response.)

2 CHAIR HEDANI: Carried. Thank you.

3 Objective 12. Are we ready to go back to  
4 Objective 12, Mr. Summers?

5 MR. SUMMERS: Thank you, Mr. Chairman.

6 This will be Action 1 under Objective 12. In  
7 the desire is to keep it as an action, one approach  
8 would be to reword it as follows: "Work with Maui  
9 Memorial Medical Center to facilitate the expansion of  
10 the hospital and the services that it provides."

11 Now, this is specific to the hospital. I  
12 don't know if the committee wants to broaden it out to  
13 include other medical facilities.

14 CHAIR HEDANI: Simone, did you get all that?  
15 Okay. We've got it displayed up on the board.

16 VICE-CHAIR U'U: Second.

17 CHAIR HEDANI: Seconded by Commissioner U'u.

18 "Work with Maui Memorial Medical Center to  
19 facilitate the expansion of the hospital and services  
20 that it provides."

21 Discussion?

22 Commissioner Guard.

23 COMMISSIONER GUARD: Right now, Maui Memorial  
24 is the only one. It looks like West Maui Hospital is on  
25 the way. There would have been a South Maui one if they

1 had gotten their certificate of need. And those ones  
2 may expand faster than Maui Memorial. So for the next  
3 30 years, it might just say support the expansion of  
4 medical facilities. Get the best -- and then the rest  
5 is verbatim which is as to the County's ability which is  
6 to probably to stay out of the way.

7 CHAIR HEDANI: Maker of the motion?

8 COMMISSIONER GUARD: I guess for now just be  
9 to say medical facilities versus Maui Memorial Medical.

10 CHAIR HEDANI: Ward, you're the maker of the  
11 motion.

12 COMMISSIONER MARDFIN: In the overall context,  
13 if the motion is to change -- to leave Maui -- the way  
14 it is up on there, I will be happy to second it or to  
15 accept it as a friendly amendment to my original motion.

16 CHAIR HEDANI: Okay. Who made the main  
17 motion? It was Commissioner Mardfin, right?

18 COMMISSIONER MARDFIN: Actually, there is no  
19 main motion on the floor because we --

20 CHAIR HEDANI: Staff recommendation. It was a  
21 motion by Mr. Summers.

22 COMMISSIONER MARDFIN: Mr. Chairman,  
23 technically -- technically, are we talking about a  
24 policy or an action here? I believe this was supposed  
25 to be an Action Number 1.



1 CHAIR HEDANI: Action Item Number 1,  
 2 Commissioner Mardfin.  
 3 COMMISSIONER MARDFIN: Technically, we have no  
 4 motion on the floor at all.  
 5 CHAIR HEDANI: Commissioner Mardfin.  
 6 COMMISSIONER MARDFIN: I move that we adopt  
 7 the goal of health care industry, Objective 12, and the  
 8 attendant policies and actions with the Director's  
 9 recommendation. That gets us back to where we were.  
 10 Then we make the motion to amend.  
 11 CHAIR HEDANI: I'm sorry. We already have a  
 12 motion, main motion, on the goal and Objective 12. What  
 13 we need is an amendment.  
 14 COMMISSIONER MARDFIN: It was withdrawn and  
 15 moved to defer.  
 16 CHAIR HEDANI: No. What we have is an Action  
 17 Item Number 1.  
 18 COMMISSIONER MARDFIN: You can't deal with  
 19 that because we don't have a main motion on the floor  
 20 that deals with this objective.  
 21 CHAIR HEDANI: We already did.  
 22 COMMISSIONER MARDFIN: It was deferred.  
 23 CHAIR HEDANI: No. But the main -- it was  
 24 deferred, but we had a motion on the floor for  
 25 consideration for the goal and objective. So all we're

1 point of uselessness, Mr. Summers? No?  
 2 Commissioner Guard.  
 3 COMMISSIONER GUARD: I, actually, like this  
 4 because I feel that, in this very town, the dialysis  
 5 center may need to expand or other issues may come up  
 6 that they want to accommodate in a local community.  
 7 Then by designating only these large institutional  
 8 hospitals, we really limit that. So by just saying  
 9 medical facility, that opens it up for more dialysis  
 10 treatments, et cetera.  
 11 CHAIR HEDANI: Commissioner U'u.  
 12 VICE-CHAIR U'U: I just asking, why we keep  
 13 using Maui Medical facility. And I just was gonna ask  
 14 John Summers for some clarity. Mr. Summers?  
 15 CHAIR HEDANI: Because Maui Medical is zoned  
 16 residential right now, right?  
 17 John.  
 18 MR. SUMMERS: Thank you, Mr. Chairman.  
 19 Well, that hospital serves the entire island.  
 20 It's the major medical center for this community.  
 21 That's not likely to change for the foreseeable future.  
 22 You may have some acute care facility in different parts  
 23 of the island, but if somebody has a major medical  
 24 condition, if they don't go to Honolulu or the mainland,  
 25 they will go to Maui Memorial. And they have some real

1 doing right new is amending Action Item Number 1.  
 2 COMMISSIONER MARDFIN: If that's what your  
 3 ruling is, then that's fine. Then I support the motion  
 4 to amend, to put in the wording that JB had used a  
 5 minute ago.  
 6 CHAIR HEDANI: Okay. Simone doesn't have it.  
 7 Can you repeat that? I'm sorry. John, can you repeat  
 8 that language, please?  
 9 It's your fault, Mr. Summers.  
 10 MR. SUMMERS: Opened up a can of worms.  
 11 I don't have the exact language, but I do have  
 12 some language that I think might work. And that would  
 13 be, "Work with Maui Memorial Medical Center and other  
 14 medical facilities to expand medical services."  
 15 CHAIR HEDANI: Is there a motion to that  
 16 effect, Commissioner Mardfin?  
 17 COMMISSIONER MARDFIN: I move to amend that to  
 18 delete "Maui Medical Center and other." So it would be,  
 19 "Work with medical providers to expand medical  
 20 services."  
 21 CHAIR HEDANI: Is there a second? Seconded by  
 22 Commissioner Shibuya.  
 23 Discussion?  
 24 (No Response.)  
 25 CHAIR HEDANI: Have we generalized that to the

1 issues with -- with expansion out there that need to be  
 2 addressed. So the intent of the original policy was to  
 3 be specific to that island-serving facility and then to  
 4 call out the cardiac services which are a big issue  
 5 right now. So I hope that's the answer to your  
 6 question.  
 7 CHAIR HEDANI: Okay. Motion on the floor is  
 8 to amend with the language as displayed up on the  
 9 screen, "Work with medical providers to expand medical  
 10 services."  
 11 Any further discussion?  
 12 Commissioner Hiranaga.  
 13 COMMISSIONER HIRANAGA: I believe it's  
 14 important to have the Maui Memorial Medical Hospital  
 15 Center specify. I think the difference between the  
 16 proposed South Kihei Medical Center was, you know, they  
 17 could pick and choose what services they were going to  
 18 provide to the community whereas the Maui Memorial  
 19 Hospital basically provides general medical services for  
 20 the entire island. And they can't -- they won't refuse  
 21 you at the door whereas, if it goes South Maui Medical  
 22 Center, if they -- it's a private center, they can  
 23 refuse you at the door if you don't have insurance. And  
 24 if you think that that South Maui Center was going to  
 25 replace Maui Memorial Medical Center, that's a very bad

1 assumption because you need a State supported facility  
 2 that's gonna provide services for the general -- general  
 3 medical services for the entire population.  
 4 CHAIR HEDANI: Commissioner U`u.  
 5 VICE-CHAIR U`U: To add to that, I don't --  
 6 some portions of Maui Memorial Hospital lose money. And  
 7 if you go into the private sector, it's money to make  
 8 money. They losing money in Molokai. That's a fact.  
 9 So if you cut into the -- cut into their profit margin  
 10 offered, so to speak, you'll be closing down some of the  
 11 facilities that could potentially hurt people in Hana,  
 12 or, actually, people on Molokai. That's -- so I would  
 13 want to stick to the original intention and leave it up  
 14 to -- and it's up for debate, but that's my two cents on  
 15 it.  
 16 CHAIR HEDANI: Commissioner Starr.  
 17 COMMISSIONER STARR: I like the original  
 18 wording.  
 19 CHAIR HEDANI: Beg your pardon?  
 20 COMMISSIONER STARR: I like the original  
 21 wording.  
 22 CHAIR HEDANI: Commissioner Guard.  
 23 COMMISSIONER GUARD: Thank you.  
 24 This is for Mr. Summers. When you are  
 25 discussing the needs of Maui Memorial and that they have

1 these needs coming up right now that they need to grow  
 2 or they need economic help from the County or they need  
 3 land use assistance?  
 4 CHAIR HEDANI: Mr. Summers.  
 5 MR. SUMMERS: Yeah. It's my understanding  
 6 it's all three. Yeah.  
 7 CHAIR HEDANI: Ladies and gentlemen, what's  
 8 your pleasure? Any further discussion on the motion on  
 9 the floor? Which is -- motion on the floor is "Work  
 10 with medical providers to expand medical services." Do  
 11 you want to amend that?  
 12 (No Response.)  
 13 CHAIR HEDANI: You ready to vote? Okay.  
 14 Motion on the floor is as displayed up on the board.  
 15 All those in favor, signify by saying "aye."  
 16 (Response.)  
 17 CHAIR HEDANI: Opposed, same sign.  
 18 (Response.)  
 19 CHAIR HEDANI: All those in favor, raise your  
 20 hand. One, two, three, four. All those in favor, raise  
 21 your hand. One, two, three, four.  
 22 Opposed, same sign. One, two, three.  
 23 Motion dies.  
 24 Any additional discussion?  
 25 COMMISSIONER MARDFIN: Did you vote against?

1 CHAIR HEDANI: It was four in favor and four  
 2 against.  
 3 COMMISSIONER MARDFIN: And it's --  
 4 CHAIR HEDANI: Motion dies.  
 5 COMMISSIONER MARDFIN: Your vote counts as a  
 6 yes, does it not?  
 7 CHAIR HEDANI: Beg your pardon?  
 8 COMMISSIONER MARDFIN: Does a "no" vote count  
 9 as a "yes?"  
 10 CHAIR HEDANI: It was four-four.  
 11 COMMISSIONER MARDFIN: Oh, you voted no?  
 12 CHAIR HEDANI: Right.  
 13 COMMISSIONER MARDFIN: I didn't hear you.  
 14 CHAIR HEDANI: Additional discussion?  
 15 Commissioner Mardfin.  
 16 COMMISSIONER MARDFIN: We have -- as far as I  
 17 know, we have no Action 1, is that correct, at this  
 18 stage?  
 19 CHAIR HEDANI: We have Action 1 as it's  
 20 displayed. I mean, as is --  
 21 COMMISSIONER GUARD: There's no Action 1.  
 22 CHAIR HEDANI: We have Action 1 as indicated  
 23 on your handout. "Support expansion of Maui Memorial  
 24 Medical Center cardiac care services to include open  
 25 heart surgery and service provision networking with

1 Lanai, Molokai and the Big Island."  
 2 COMMISSIONER MARDFIN: I move the deletion of  
 3 that.  
 4 CHAIR HEDANI: Is there a second?  
 5 Any additional discussion?  
 6 Director Hunt.  
 7 MR. HUNT: Just to try again, I would suggest  
 8 that you -- somebody try at least for a vote the wording  
 9 that Mr. Summers suggested. You can leave out the other  
 10 facilities, but somehow turn the existing Action 1 into  
 11 a true action by saying "Work with Maui Medical Center  
 12 to expand cardiac services," et cetera.  
 13 CHAIR HEDANI: Commissioner U`u.  
 14 VICE-CHAIR U`U: I will make that amendment.  
 15 CHAIR HEDANI: Motion by Commissioner U`u to  
 16 amend Action Item Number 1 to work with -- everything  
 17 else the same -- "work with Maui Memorial Medical  
 18 Center."  
 19 MR. HUNT: "To expand."  
 20 CHAIR HEDANI: To expand to include open heart  
 21 surgery and service provision networking with Lanai,  
 22 Molokai and the Big Island.  
 23 Discussion?  
 24 Commissioner Hiranaga.  
 25 COMMISSIONER HIRANAGA: Why is the Big Island

1 included?  
 2 CHAIR HEDANI: Mr. Summers.  
 3 MR. SUMMERS: Thank you, Mr. Chairman.  
 4 It's my understanding that they're actually  
 5 sending patients to Maui Memorial instead of to Honolulu  
 6 with the new facilities that are being provided. That  
 7 facility is competitive with the hospitals in Honolulu.  
 8 CHAIR HEDANI: Wow. You mean so we are the  
 9 Big Island's Oahu?  
 10 Additional discussion?  
 11 (No Response.)  
 12 CHAIR HEDANI: Ready for the motion?  
 13 MS. BOSCO: Who made the motion?  
 14 CHAIR HEDANI: Motion on the floor is as  
 15 displayed up on the screen.  
 16 CHAIR HEDANI: Any additional discussion?  
 17 (No Response.)  
 18 CHAIR HEDANI: All those in favor, signify by  
 19 saying "aye."  
 20 (Response.)  
 21 CHAIR HEDANI: Opposed?  
 22 (Response.)  
 23 CHAIR HEDANI: All those in favor, signify by  
 24 raising your hands. One, two, three, four, five, six,  
 25 seven.

1 wanted to offer public testimony. And if there is no  
 2 objection from the Commission, we would like to reopen  
 3 public testimony at this time to take additional  
 4 testimony.  
 5 (No Response.)  
 6 CHAIR HEDANI: Seeing no objection, can the  
 7 people that are interested in testifying please step to  
 8 the microphone and state your name for the record,  
 9 please? You are first. You're elected.  
 10 MS. EINAUDI: I'm Meredith Einaudi. I live  
 11 here in Hana. And I have prepared my -- my notes are  
 12 printed, if the secretary wants them afterwards.  
 13 Discussion of the GMAC [sic] draft which  
 14 brings us here today is the first step towards  
 15 finalizing principles of development which will govern  
 16 how Maui will grow and change over the next 20 years.  
 17 However, we have in Hana today a prime example of a  
 18 development decision reached by the Maui County Council  
 19 and documented some years ago which is being totally  
 20 disregarded by the County's Public Works Department.  
 21 More specifically, after consideration of  
 22 Hana's unique rural character, the Maui County Council  
 23 came up with a set of Hana Design Guidelines which  
 24 specify that our stores and other Hana businesses in the  
 25 Hana Town Center are not required to have curbs,

1 Opposed, same sign. One nay.  
 2 Motion carries.  
 3 Additional discussion on the Objective 12?  
 4 (No Response.)  
 5 CHAIR HEDANI: All those in favor of approving  
 6 Objective 12 and its policies and actions as amended,  
 7 signify by saying "aye."  
 8 (Response.)  
 9 CHAIR HEDANI: Opposed, "nay."  
 10 (No Response.)  
 11 CHAIR HEDANI: Carried. Thank you.  
 12 Okay. So we're done with Health Care.  
 13 COMMISSIONER MARDFIN: May I suggest that we  
 14 break for dinner? Because people may be coming back to  
 15 testify.  
 16 COMMISSIONER GUARD: Dinner is here. It's  
 17 going to get cold.  
 18 CHAIR HEDANI: Shall we go ahead and take  
 19 break for dinner? Okay. Let's go ahead and take a  
 20 break for dinner. We'll be back in one hour.  
 21 (Recess, 5:52 p.m. to 6:50 p.m.)  
 22 CHAIR HEDANI: Planning Commission is back in  
 23 session.  
 24 During the lunch break, I got a request from  
 25 several additional people that showed up from Hana that

1 sidewalks and gutters, which are common to larger towns.  
 2 Recently, Hasegawa General Store, which is the  
 3 largest grocer and dry goods store in Hana, applied for  
 4 a building permit to build a store to replace the one  
 5 lost in a fire many years ago. A new larger Hasegawa's  
 6 would be able to carry a wider selection of merchandise,  
 7 just -- thus contributing to keeping more retail dollars  
 8 and jobs in Hana. The construction project which hire  
 9 many local construction workers, who have seen many of  
 10 their jobs canceled or put on hold until the economy  
 11 strengthens.  
 12 Despite the published Hana Design Guidelines,  
 13 which are a matter of public record, it is my  
 14 understanding that the department heads in the Public  
 15 Works Department in charge of issuing Hasegawa's  
 16 building permit are delaying its approval because its  
 17 design does not provide for curbs, gutters and  
 18 sidewalks, even though these three items are  
 19 specifically exempted from the Hana Design Guidelines.  
 20 I would like to suggest, therefore, that  
 21 public confidence in the usefulness of any County  
 22 documented growth principles is destroyed if department  
 23 heads in County offices, like the Public Works  
 24 Department, can unilaterally choose to disregard or  
 25 change what has been decided. How can we have faith

1 that the GMAC [sic], or any other General Plan, will be  
2 accepted as the definitive guideline and not subjected  
3 to a case-by-case review and possible revision by a  
4 bureaucrat who does not agree with it?

5 The costs, delays and frustrations  
6 accompanying this failure to enforce or uphold what has  
7 been decided by the community at large defeats what I  
8 understand to be one of the principle reasons for  
9 constructing the GMAC [sic].

10 CHAIR HEDANI: Are there any other persons  
11 that would like to offer testimony?

12 Please step to the microphone and state your  
13 name. And will you sign in for the record, please, with  
14 your name and address after you speak?

15 MR. GUARD: After the fact?

16 CHAIR HEDANI: Go ahead.

17 MR. GUARD: I have no really anything  
18 prepared. My name is Errol Guard, (phonetic). My wife  
19 and I live in Kipahulu. And I am also on the board of  
20 the Kipahulu Community Association. However, I'm here  
21 strictly on my own behalf and as a concerned citizen.

22 You've done a lot of work to -- on this  
23 General Plan. And it's got a lot of goals, things that  
24 are doable, but there's one overarching thing that could  
25 kind of dash a lot against the rocks. And this may be

1 that are based on fossil fuels. It will make everybody  
2 -- it will make everybody so much -- I'm sure -- I'm  
3 going to go ahead and plug -- is it okay to plug a movie  
4 that maybe could get everybody a quick study? It's  
5 called "The Power of Community." And we have a  
6 wonderful example of what happens to a place when peak  
7 oil has hit and that's Cuba.

8 Unfortunately, we're all pretty ignorant with  
9 about it because there's been a blackout and embargoes  
10 that have been underway for many years. And a lot of us  
11 don't know about Cuba. But they -- in 1994, they hit  
12 rock bottom, when the -- from 1989, when the Soviet  
13 Union pulled out, left Cuba dangling. '94, it was over.

14 Maui needs to take a good look at that because  
15 Maui, of all the places on the planet, can be so  
16 successful in this regard.

17 CHAIR HEDANI: Thank you. Can you wrap up,  
18 please?

19 MR. GUARD: Excuse me?

20 CHAIR HEDANI: Can you complete your comments,  
21 please?

22 MR. GUARD: I just did.

23 CHAIR HEDANI: Okay. Thank you very much.

24 MR. GUARD: Thank you.

25 CHAIR HEDANI: Are there any other members of

1 I'm preaching to the choir, I hope I am, but there's the  
2 overarching issue of peak oil. Peak oil. The U.S.  
3 reached peak oil in 1970. We got a little reprieve when  
4 the oil was tapped in Alaska. However, the global peak  
5 oil happens next year. And it's a -- Maui has such a  
6 wonderful opportunity to be a second test case, say, to  
7 the world on being prepared for the eventuality that the  
8 fossil fuel deliveries are gonna be curtailed.

9 Right now, the U.S. is consuming five barrels  
10 of oil whereas only one barrel is coming out of the  
11 ground. That's not a very sustainable rate of  
12 depletion. And an island community, I would have to  
13 think would be one of the most vulnerable places at  
14 which to have that happen because you're dealing with  
15 China, who is in 10 years, 15 years ago, had 330,000  
16 cars on the road, as of 2005, they now have six million.  
17 You've got a lot of other countries that are following  
18 pursuit. They seem to want to be like the United States  
19 in a lot of ways.

20 For the life of me, I don't know why they  
21 would want to do that. Their own cultures are pretty  
22 wonderful in and of themselves.

23 But I'd like to see a real push for the urban  
24 gardens, that is continue to drop our dependence on the  
25 fossil fuels, and all the various and sundry chemicals

1 the -- please sign in. Are there any other members of  
2 the public that would like to offer testimony?

3 Please step to the microphone, state your name  
4 for the record and sign in after you conclude.

5 MR. HASEGAWA: Okay. My name's Neil Hasegawa.  
6 And born and raised here in Hana.

7 We -- like Meredith said before that, we were  
8 trying to build a building. And the Planning Commission  
9 and the Building Department are just not talking to each  
10 other. So whatever documents you guys are working on  
11 relating to building, I think those kinds of  
12 documents -- you gotta bring the Building Department  
13 into this kind of discussions. Otherwise, anybody in my  
14 same situation is gonna get very frustrated.

15 Let me tell you the story. I went in to the  
16 Building Department, checked in there, getting my  
17 building permit June of 2008. Okay. And I was told  
18 that there was one signature I needed was from the  
19 Public Works Department. So I had our architect, Gerald  
20 Hiyakumoto, call them. And they said, well, how come  
21 your plans don't have curbs, gutters and sidewalks.

22 Gerald Hiyakumoto was on the committee that  
23 went through and did the design guidelines for Hana and  
24 a lot of other communities. And he was -- said, you  
25 know what, it doesn't call for curbs, gutters and

1 sidewalks because the Hana Community Plan says that we  
 2 want to keep the ruralness of Hana and we don't want  
 3 curbs, gutters and sidewalks. And even if you walk  
 4 through, you drive through Hana, there is no curbs,  
 5 gutters and sidewalks on any of the public roadways.  
 6 The only curbs, gutters and sidewalks are in the  
 7 subdivision, you know. Walking to the school, nothing.

8 So my thing is, okay, who -- who -- who owns  
 9 who. Who tells what -- people what to do. Do we follow  
 10 the Hana Design Guidelines or do we follow Public Works?

11 And I think somewhere in my research and my  
 12 dad's research the Public Works guy, actually, he has a  
 13 thing that says any kind of decisions you defer to the  
 14 Hana Design Guidelines. And that's what we doing.

15 We have to hire an attorney to go and fight  
 16 our fight. And, to me, it's frustrating. It's almost a  
 17 year. So, for me, whatever documents that you guys are  
 18 working on, yeah, you make sure that it has teeth.  
 19 Because, otherwise, anybody in my situation or anybody  
 20 that is -- is in that crack where one document says it's  
 21 okay, but this other guy says it's not, we're gonna be  
 22 in the same situation. And, to me, government should  
 23 work for the people. I don't care who you talk to.  
 24 Federal, State, County, government should work for the  
 25 people. And, right now, it's not working for me. So

1 whatever documents you guys got to work on, think about  
 2 that, because it's frustrating.

3 You know, they say go through variance. And  
 4 all of our people are saying, no, you shouldn't go  
 5 through variance. It states right there. You do not  
 6 need them because the Hana Design Guideline says you're  
 7 exempt from it because you're in Hana.

8 CHAIR HEDANI: Three minutes, Mr. Hasegawa.

9 MR. HASEGAWA: I'm done. Thank you.

10 CHAIR HEDANI: Thank you. Question from  
 11 Mr. U'u, Commissioner U'u.

12 VICE-CHAIR U'U: You know, I share your  
 13 frustration and I sympathize with you and hope that the  
 14 Planning Department gets it together to help process  
 15 your permit. And I understand, like I said, your  
 16 frustration, but can you imagine this document of the  
 17 General Plan is what we going to be dealing with? So if  
 18 you think that's tough -- and I agree, this adds more to  
 19 it than -- you know, how can anybody understand this?  
 20 Let alone me, and I'm on the Planning Commission. It  
 21 scares me. The Oahu document is this thick. So I don't  
 22 know where we going with this, I'll be honest.

23 And maybe it's a great thing, you know. And  
 24 you guys all smart and everybody is all smart, but the  
 25 reality is this. And this is scary for me because I

1 can't imagine you just dealing with the Community Plan  
 2 and you dealing with Public Works, which is frustrating,  
 3 to say the least. And then when we add this to the  
 4 picture, oh, my God, it's gonna be tough.

5 And I want clarity from the Department. I  
 6 asked once about the existing procedures of what we have  
 7 now. And I wanted to add on the -- the procedures that  
 8 are brought up in here, what is new and what is  
 9 existing. I want a definition of the two -- the  
 10 difference.

11 And I also would ask that we even do a mock  
 12 project to see how we are in the General Plan. Do a  
 13 mock project, get it through, get in what it entails  
 14 now, and if we add to it what would happen later. And I  
 15 think it will be fearful for everyone on this island.

16 CHAIR HEDANI: Thank you.

17 Jeff, maybe we can make a note to go over with  
 18 Public Works at one of our future meetings, one of the  
 19 planning issues, the land use and goals, Public Works,  
 20 curbs, gutters and sidewalks.

21 Commissioner Mardfin.

22 COMMISSIONER MARDFIN: Mr. Chairman, this  
 23 isn't a question for the testifier, but it's a comment  
 24 in response to Commissioner U'u. It will just be brief.

25 I agree with what you're saying. And that's

1 -- but that's also one of the reasons -- what we want in  
 2 Hana is different from what we want in Lahaina which is  
 3 different from what we want in Kihei which is different  
 4 from what we want in Wailuku. And that's why, it didn't  
 5 come up today, but, on many of our earlier meetings,  
 6 I've tried to add words consistent with the Community  
 7 Plan for whatever we're putting down so that the  
 8 communities can choose to have it the way they want it.  
 9 And I think that's important that we use in the future.

10 CHAIR HEDANI: Thank you, Commissioner  
 11 Mardfin.

12 Are there any other members of the public that  
 13 would like to offer testimony at this time?

14 Please step to the microphone, state your name  
 15 and sign in with the clerk stenographer after you speak.

16 MR. HOREN: Hi. My name is Otto. I've lived  
 17 in Hana since '86.

18 I think I have a solution to Neil's problem  
 19 and a lot of problems in Hana. I would like to suggest  
 20 that Hana has its own Planning Commission, because Hana  
 21 is so much different than Kahului or Lahaina or anywhere  
 22 on the other side. We have a different way of dealing  
 23 with things in Hana. I think that if we put -- if Hana  
 24 put together a plan, it would be about this thick versus  
 25 a book this thick that very few people understand.

1 UNIDENTIFIED SPEAKER: Here we go.  
 2 MR. HOREN: I think that's a little too thick.  
 3 But my suggestion is if there is any way that you guys  
 4 have any influence, Ward, to give Hana its own Planning  
 5 Commission, I think it would be a much simpler thing for  
 6 everybody in Hana. It would expediate things.  
 7 Like Neil was saying about sidewalks in Hana,  
 8 I would say -- I can't speak for everybody in Hana, but  
 9 I would say pretty much everybody in Hana wants to keep  
 10 Hana really rural. We don't want big hotels and we  
 11 don't want the sidewalks. We want to keep it the way it  
 12 is. And I appreciate it if you do that, or help us do  
 13 that.  
 14 Also -- the last thing I want to say -- I see  
 15 you're getting ready to tell me to sign it off -- I'd  
 16 like to just say that being a business owner in Hana, I  
 17 think it's really important that we try to promote  
 18 businesses in Hana. All types of businesses in Hana.  
 19 Everything from roadside fruit stands to the hotel. A  
 20 lot of people in Hana don't have a lot of ways to make a  
 21 lot of money, and a lot of people have to work more than  
 22 one job and more than six days a week. And so as far as  
 23 the -- what you guys have been talking about, I'm not  
 24 that much up on it. But about the not being able to run  
 25 businesses out of your house, I think there has to be a

1 little bit of what I like to call uncommon sense where  
 2 nobody is complaining about something, then there should  
 3 be no problem. You can deal with it when somebody  
 4 complains about it.  
 5 There's a few instances where people have  
 6 complained. And it seems that that encompasses all  
 7 businesses then. That just doesn't make any sense to  
 8 me.  
 9 Thank you very much for your time.  
 10 CHAIR HEDANI: Thank you very much. Please  
 11 sign in.  
 12 COMMISSIONER MARDFIN: Mr. Chair?  
 13 CHAIR HEDANI: Are there any other members of  
 14 the public that would like to testify?  
 15 COMMISSIONER MARDFIN: Mr. Chair, may I  
 16 respond to his thing quickly?  
 17 CHAIR HEDANI: If it's a question or  
 18 information purposes.  
 19 COMMISSIONER MARDFIN: Okay. I will rephrase  
 20 it --  
 21 CHAIR HEDANI: I don't want to encourage a  
 22 debate with anybody.  
 23 COMMISSIONER MARDFIN: I'm not trying to  
 24 debate. Otto, let me ask a question.  
 25 CHAIR HEDANI: Commissioner Mardfin, go ahead.

1 COMMISSIONER MARDFIN: Are you aware -- I'll  
 2 put this in the form of a question. Are you aware that  
 3 Molokai has its own Planning Commission?  
 4 MR. HOREN: Yes.  
 5 COMMISSIONER MARDFIN: Are you aware Lanai has  
 6 its own Planning Commission?  
 7 MR. HOREN: Yes.  
 8 COMMISSIONER MARDFIN: Are you aware that  
 9 while Hana doesn't have its own Planning Commission, we  
 10 do have a Hana Advisory Committee?  
 11 MR. HOREN: Yes.  
 12 COMMISSIONER MARDFIN: That serves as a quasi  
 13 Hana Planning Commission? And most of the important  
 14 things are given here. And are you aware that there is  
 15 one member of the commission that has to be on Hana, it  
 16 happens to be me this time, but so Hana is given a  
 17 special nod in the way it's dealt with? But it is part  
 18 of Maui.  
 19 MR. HOREN: I like to think that we could have  
 20 it like -- if we could have it like Molokai or Lanai,  
 21 that would be great.  
 22 CHAIR HEDANI: Thank you very much.  
 23 MR. HOREN: Thank you.  
 24 CHAIR HEDANI: Please state your name for the  
 25 record.

1 MR. MEDEIROS: Earle Medeiros, born and raised  
 2 Hana.  
 3 I'd like to take a step back with you guys. I  
 4 think all the basis of the planning and everything comes  
 5 down to land taxes. You know, I deal with a situation,  
 6 and planning people in Hana deal with a situation, like  
 7 if anybody -- the common people, will be taken down by  
 8 this. I don't know if you guys can make recommendation  
 9 to the Council. I know Mayor Tavares fighting for  
 10 something like the Proposition 13 for a long time. But  
 11 it makes sense. You know, we get all these guys coming  
 12 in, they buying and selling, and we getting caught. We  
 13 getting caught in the middle.  
 14 I mean, so I think all the basis of all the  
 15 planning for the next 30 years. Because the State is  
 16 broke right now, yeah. And I mean, where are we going?  
 17 Raise more taxes, raise -- you know, raise everything.  
 18 But what I'm saying you guys got to take a  
 19 step back and look at this. I don't know if it's in  
 20 recommendation to the Council. I guess from here it  
 21 goes to the Council and they pass this. Whatever you  
 22 guys -- if you guys can add in something. Because  
 23 that's what it comes down to. The people will be the  
 24 ones that gonna suffer, the common people. And each one  
 25 of you get kids. When your kids get you guys' land, not

1 every one gonna be a doctor or a lawyer and not -- and I  
2 know each one of you guys facing this, if you plan to  
3 live, die Hawaiian, your kids gonna live here. And I  
4 plan to do that. I want my kids to live here and die  
5 here. But I want to know that they can afford to live  
6 here and that they can stay with the land taxes and  
7 maintain.

8 I know right now it's a tax breaker. And --  
9 well, every year you gotta apply. To me, it should be  
10 mandatory. Whether you go by -- whether you lived here  
11 for 100 years or -- you know, you got to set some kine  
12 standard and go by that, I think.

13 And all else I'm gonna say is use good  
14 judgment on everything that you guys do because it  
15 affects all of us. But I hope that I can make my point  
16 clear, that I think that's where it starts. That's the  
17 roots, right there. No sense passing everything and,  
18 boom, we all gone.

19 CHAIR HEDANI: Thank you very much.

20 MR. MEDEIROS: Thank you.

21 CHAIR HEDANI: Are there any other members of  
22 the public that would like to offer testimony?

23 Please step to the microphone. And remember  
24 we want to get out of here by 8:00.

25 MS. SKOG: Aloha. I'm Jeanne Skog from the

1 layers of occupations. And just to name a few, you've  
2 got health technicians, computer networks. I'm sure  
3 we've all experienced having local area network problems  
4 and so forth. Those technicians are really important.  
5 Automobile repair. The Maui High School automotive  
6 program is now getting into hybrid cars. And that means  
7 dealing with batteries and electricity and so forth. So  
8 you need really a broader set of skills now, even to do  
9 automobile repair.

10 And in talking to the trades, specifically the  
11 operating engineers, they said so much of it is  
12 computerized now. They need those skills even in the  
13 trades. So we saw STEM as really serving a broad  
14 cross-section of workforce. I didn't want you to think  
15 it was narrowed to just the professional career.

16 So thank you very much.

17 CHAIR HEDANI: Thank you very much, Jeanne.

18 Are there any other members of the public that  
19 would like to offer testimony at this time?

20 COMMISSIONER STARR: Mr. Chair, I had a  
21 question for the testifier.

22 CHAIR HEDANI: Go ahead, Commissioner Starr.

23 COMMISSIONER STARR: Thank you.

24 CHAIR HEDANI: If you could keep it brief.

25 COMMISSIONER STARR: What?

1 Maui Economic Development Board. And I just had a  
2 couple brief comments, especially as you head into the  
3 Education section.

4 As you probably have seen, the education  
5 occurs in a couple places in the Maui Island Plan. One  
6 is under Infrastructure. GPAC actually included it  
7 under Economic Development. It wasn't there to begin  
8 with because there was a recognition that -- given the  
9 diversification goals that -- and the emerging industry  
10 goals that were placed under Economic Development, we  
11 had to address workforce because without that -- that  
12 workforce, the properly trained trade in workforce, we  
13 are not going to see the success we wanted to see in  
14 Economic Development, particularly with the goals that  
15 we had set up. So if we are looking at workforce, we  
16 had to look at the continuum of workforce which means  
17 looking from K-12 all the way through to higher ed. And  
18 that's why you see that reflected in Education section  
19 as well.

20 You'll also see reference to STEM education,  
21 science, tech, engineering and math. And I just wanted  
22 to make a point that this is not about creating -- just  
23 creating scientists, doctors and engineers and so forth,  
24 it's much broader than that. The skills that are  
25 required from these disciplines cuts across many, many

1 CHAIR HEDANI: If you could keep your question  
2 brief, please.

3 COMMISSIONER STARR: Why?

4 CHAIR HEDANI: Because we're gonna conclude  
5 our meeting at 8:00.

6 COMMISSIONER STARR: Oh, okay. Thank you for  
7 allowing me to ask a question, Mr. Chair.

8 Ms. Skog, the comment you made about the  
9 Education segment, was the wording as it was passed out  
10 at the GPAC, I know you are familiar with that -- was  
11 that okay or do we need to add -- add or change  
12 anything?

13 MS. SKOG: Nothing comes to mind right away.

14 When I go back to my chair, I'll see if there is  
15 anything. But I thought it looked okay.

16 COMMISSIONER STARR: Okay. So, basically, if  
17 we maintain what's there, you probably won't have a  
18 problem with it?

19 MS. SKOG: Yes.

20 COMMISSIONER STARR: Thank you.

21 MS. SKOG: Thank you.

22 CHAIR HEDANI: Thank you, Jeanne.

23 If there's other members of the public that  
24 would like to offer testimony, please step to the  
25 microphone.

1 State your name for the record, and sign in or  
 2 register when you are done.  
 3 MS. MEDEIROS: My name is Mavis Olivera  
 4 Medeiros.  
 5 And I think one of the biggest things Hana  
 6 needs right now is some kind of affordable housing or  
 7 self-help housing.  
 8 We have houses, but I know I have a lot of  
 9 friends and family who is living with their mother or  
 10 grandmother and they have grown kids, their kids are  
 11 having kids. So there's like three, four generations  
 12 all living in one house, sometimes 20-something people.  
 13 So if you ever see something come through for some kind  
 14 of housing -- and like everybody else said, Hana has  
 15 their own unique way of doing things.  
 16 I'm sure you guys know Rick Rutiz. He's  
 17 trying to do something for -- to build some kind of  
 18 affordable or self-help housing in Hana. And if he is  
 19 behind it, you can pretty much trust that it's gonna  
 20 happen. Whether he uses solar or windmills or whatever,  
 21 water catchment, it'll probably happen. But a lot of  
 22 people in Hana cannot afford to build, you know, and  
 23 bring in all the infrastructure and all of that. So I'm  
 24 just asking for you to please be open when it comes  
 25 around.

1 CHAIR HEDANI: The first goal under Education  
 2 and Workforce Development is on Page 24 of your  
 3 handouts. "Maui will have an effective education and  
 4 workforce development programs and initiatives which are  
 5 aligned with economic development goals." Objective 16  
 6 and policies and actions.  
 7 Commissioner Starr.  
 8 COMMISSIONER STARR: I move to approve  
 9 overlying goal and Objective 16 and underlying policies  
 10 and actions.  
 11 CHAIR HEDANI: So second? Seconded by  
 12 Commissioner Shibuya.  
 13 Discussion?  
 14 Commissioner Hiranaga.  
 15 COMMISSIONER HIRANAGA: Just a dumb question.  
 16 What is universal preschool?  
 17 CHAIR HEDANI: Mr. Summers?  
 18 MR. SUMMERS: Thank you, Mr. Chairman.  
 19 That would essentially be preschool for all  
 20 children in that age category.  
 21 CHAIR HEDANI: Any additional discussion?  
 22 Commissioner Hiranaga.  
 23 COMMISSIONER HIRANAGA: Policy Number 7. Why  
 24 is this proposing dormitory space for high school  
 25 students? Why did they want MCC to provide dormitory

1 And having said that, I keep seeing on TV that  
 2 there's so much water getting taken out of East Maui.  
 3 You know, if there's not enough water, then stop taking  
 4 our water and giving 'em to everybody else. We need  
 5 some in Hana, we need some in Keanae, and that's it.  
 6 We used to go catch opae up in some streams on  
 7 that side. And now there's hardly any water. We don't  
 8 get any opae anymore. Luau, you can go to luau and I  
 9 guarantee you there is not gonna be any opae. And that  
 10 was how we was brought up, gotta have the opae, got to  
 11 have certain things. But, yeah, if there is not enough  
 12 water, then no development is what I say.  
 13 Thank you.  
 14 CHAIR HEDANI: Thank you very much, Mavis.  
 15 Are there any other members of the public that  
 16 would like to offer comments at this time?  
 17 (No Response.)  
 18 CHAIR HEDANI: Seeing none, public testimony  
 19 is closed.  
 20 We will proceed now to the Education and  
 21 Workforce Development Section.  
 22 Director.  
 23 MR. HUNT: At this point it's up to you folks  
 24 to continue moving along. It's the same agenda items,  
 25 so we don't need to introduce anything.

1 space for high school students?  
 2 COMMISSIONER SHIBUYA: Chair, I can answer  
 3 that.  
 4 CHAIR HEDANI: Commissioner Shibuya.  
 5 COMMISSIONER SHIBUYA: This is a personal  
 6 item, that's why.  
 7 The people in Hana and remote areas of Maui do  
 8 not have advance placement courses, whereas Maui High  
 9 School, Lahainaluna and Maui High School all have  
 10 advanced placement. This opportunity is not available  
 11 to Hana. And I feel that this opportunity should be  
 12 provided. And the only way you can do this reasonably  
 13 is to have dormitory spaces just like the boarders in  
 14 Lahainaluna used to have. You can have them stay.  
 15 Thank you.  
 16 CHAIR HEDANI: Any additional discussion,  
 17 Objective 16, or the goal, the first goal above  
 18 Objective Number 16?  
 19 Commissioner Mardfin.  
 20 COMMISSIONER MARDFIN: I want to raise a  
 21 general concern first. It seems to be talking only  
 22 about public education. There seems to be no  
 23 acknowledgment of private or parochial schools. Now,  
 24 I'm a proponent of public education, I taught in the DOE  
 25 here in Hana, but I do think there are other options for



1 other people. And I wish this were interpreted more  
2 broadly.

3 CHAIR HEDANI: I'm sorry. Which section were  
4 you referring to?

5 COMMISSIONER MARDFIN: Objective 16. The  
6 whole Objective 16 seems to be dealing with public  
7 education. It doesn't encourage the State and the  
8 residents to extend the schoolday. That's not talking  
9 about private schools. That's talking about public  
10 education. Encourage the State to increase funding for  
11 public education. So it's really education oriented.  
12 And I don't have any particular amendments, but I wish  
13 we would think more broadly about this because private  
14 schools add to our -- in the education of our community.

15 CHAIR HEDANI: Additional discussion?  
16 (No Response.)

17 CHAIR HEDANI: You don't want to see my  
18 comments on the Education section because I have too  
19 many comments on these items.

20 Commissioner Mardfin.

21 COMMISSIONER MARDFIN: Under Policy 1, the  
22 last thing, the Item E, 1E, says, "Mandatory Native  
23 Hawaiian programs." And I -- I'm not quite sure what  
24 that means. In grades five and seven, in public  
25 schools, they get the history of the Hawaiian Kingdom.

1 conflict with Policy 1E.

2 CHAIR HEDANI: Mr. Summers.

3 MR. SUMMERS: I think that's a very valid  
4 point. From what I understand, teacher certification is  
5 a challenge even beyond the Hawaiian programs in a lot  
6 of areas, including foreign languages.

7 CHAIR HEDANI: Additional discussion?

8 (No response.)

9 CHAIR HEDANI: Okay. I can't resist. On  
10 Policy Number 1, on Items B, D and E, where it's talking  
11 about mandatory kindergarten, mandatory nutrition  
12 programs, mandatory Native Hawaiian programs, my comment  
13 was, how about mandatory Japanese language classes.  
14 It's not our kuleana and it's not the business of time  
15 or dollars. Bad results come from uninformed  
16 "legislators" dictating education standards. Let the  
17 educators develop standards themselves. I.e., no child  
18 left behind has created a generation of uneducated test  
19 takers is my comment.

20 This comes from having to listen to my wife,  
21 who is an educator, complain about the entire system as  
22 it's dictated by everyone other than teachers.

23 Any other discussion?

24 COMMISSIONER MARDFIN: Real, real briefly.

25 CHAIR HEDANI: Commissioner Mardfin.

1 In grade nine, they get modern Hawaiian history. And  
2 grade 12 they usually have an option at least for  
3 Hawaiian studies. So is this something other than those  
4 courses that this is referring to?

5 CHAIR HEDANI: Mr. Summers.

6 MR. SUMMERS: Thank you, Mr. Chairman.

7 This is an item that came up from the GPAC at  
8 its last meeting. And I think the member that proposed  
9 it envisioned Native Hawaiian educational programs being  
10 implemented throughout the public education curriculum.  
11 So I think you wanted to go beyond the current programs  
12 that are currently offered.

13 CHAIR HEDANI: Commissioner Mardfin.

14 COMMISSIONER MARDFIN: In Policy Number 5, it  
15 says, "Ensure teacher certifications relate to effective  
16 delivery and improved student performance." If you're  
17 gonna have additional Hawaiian programs, this might be  
18 offered by Hawaiian groups or kupuna who have particular  
19 Hawaiian knowledge. Would they be required to get the  
20 same certification?

21 CHAIR HEDANI: Anyone?

22 COMMISSIONER MARDFIN: The reason I mention  
23 that is because many of them wouldn't meet normal  
24 certification requirements, but have tremendous  
25 authentic knowledge. And so Policy 5 seems to be in

1 COMMISSIONER MARDFIN: I tend to agree with  
2 you, Mr. Chairman, on that. And the -- I found -- I  
3 didn't turn my page, but action policy -- Action Number  
4 2, "Develop and implement curriculum on Native Hawaiian  
5 history, cultural and practices in consultation with  
6 Native Hawaiian groups and associations." The  
7 implementer of the same problems I saw before. There's  
8 a conflict between certifications, formal  
9 certifications, and authentically conveying Hawaiian  
10 values. We -- we saw very effectively in Hana School.  
11 I don't know how it goes in the rest of the County.

12 CHAIR HEDANI: Additional discussion?

13 (No Response.)

14 CHAIR HEDANI: Ready for the question? All  
15 those in favor of approving the goal and objective  
16 number 16, its policies and actions, signify by saying  
17 "aye."

18 (Response.)

19 CHAIR HEDANI: Opposed, "nay."

20 (No response.)

21 CHAIR HEDANI: Carried. Thank you.

22 Objective 17. Commissioner Mardfin.

23 COMMISSIONER MARDFIN: I move the approval of  
24 Objective 17 and its accompanying policies and actions.

25 COMMISSIONER GUARD: Second.

1 CHAIR HEDANI: Seconded by Commissioner Guard.  
 2 COMMISSIONER MARDFIN: Director's --  
 3 CHAIR HEDANI: Director's recommendation?  
 4 COMMISSIONER MARDFIN: Doesn't matter.  
 5 CHAIR HEDANI: Discussion?  
 6 Commissioner Starr.  
 7 COMMISSIONER STARR: On Action Item Number 4,  
 8 at the end, after "of renewable energy systems," I'd  
 9 like to add the words "and energy efficiency programs."  
 10 CHAIR HEDANI: Is there a second?  
 11 COMMISSIONER MARDFIN: Second.  
 12 CHAIR HEDANI: Seconded by Commissioner  
 13 Mardfin.  
 14 Discussion?  
 15 Did you get that, Simone?  
 16 Commissioner Starr, could you repeat that,  
 17 please?  
 18 COMMISSIONER STARR: Yeah. Action 4, at the  
 19 end, add "and energy efficiency programs."  
 20 CHAIR HEDANI: Is that correct as displayed?  
 21 Discussion?  
 22 (No Response.)  
 23 CHAIR HEDANI: All those in favor, signify by  
 24 saying "aye."  
 25 (Response.)

1 make it, 30 percent of what?  
 2 CHAIR HEDANI: It seems like Objective 17 is  
 3 an incomplete thought or an incomplete statement.  
 4 Commissioner Shibuya, can you help us with  
 5 some language?  
 6 COMMISSIONER SHIBUYA: I would suggest that it  
 7 would be increased by 30 percent annually.  
 8 CHAIR HEDANI: Of what?  
 9 COMMISSIONER SHIBUYA: From the previous  
 10 year's graduates.  
 11 VICE-CHAIR U'U: I hope it works for my kids.  
 12 CHAIR HEDANI: Commissioner Mardfin.  
 13 COMMISSIONER MARDFIN: I move that we amend by  
 14 deleting by 30 percent.  
 15 CHAIR HEDANI: So Objective 17 would read,  
 16 "The number of certificate recipients in associate,  
 17 bachelor and graduate degrees will increase," period?  
 18 Seconded by Commissioner Guard. Yes?  
 19 COMMISSIONER GUARD: Yeah.  
 20 CHAIR HEDANI: Discussion?  
 21 Commissioner Guard.  
 22 COMMISSIONER GUARD: This may be for  
 23 Mr. Summers. A lot of times we come up with items that  
 24 were brought in at the last minute, but were there items  
 25 that weren't written down or are we -- everything that

1 CHAIR HEDANI: Opposed, "nay."  
 2 (No Response.)  
 3 CHAIR HEDANI: Carried. Thank you.  
 4 Additional discussion, Commissioner Mardfin?  
 5 COMMISSIONER MARDFIN: On Objective 17, it  
 6 says, "The number of certificate recipients, and  
 7 associate, bachelors and graduate degrees conferred will  
 8 increase by 30 percent." Is this from implying that  
 9 this is MCC and at 30 percent of what? What do we have?  
 10 CHAIR HEDANI: I had the same comment. My  
 11 comment was 30 percent of zero is zero, say what you're  
 12 meaning.  
 13 Anybody? Mr. Summers?  
 14 MR. MICHAELSON: Mr. Chairman?  
 15 CHAIR HEDANI: Mr. Michaelson.  
 16 MR. MICHAELSON: If you look at Policy 1, it  
 17 references Maui Community College and University of  
 18 Hawaii at Manoa as well. And then Policy 2 also says  
 19 University of Hawaii and other academic institutions.  
 20 So that would be potentially vocational as well.  
 21 COMMISSIONER MARDFIN: My concern.  
 22 CHAIR HEDANI: Commissioner Mardfin?  
 23 COMMISSIONER MARDFIN: My concern is "the  
 24 number of certificate recipients will increase by 30  
 25 percent." And I want to know -- how will we know if we

1 was brought up got put onto these recommendations for us  
 2 to go back and forth and review item by item? Mandatory  
 3 Native Hawaiian, kind of all these thoughts, if it's one  
 4 person's idea and it just kind on went on paper. Okay.  
 5 Just learning the history of this document.  
 6 CHAIR HEDANI: Mr. Summers.  
 7 MR. SUMMERS: Thank you, Mr. Chairman.  
 8 The specific item with the mandatory Native  
 9 Hawaiian programs did come up at the last GPAC meeting.  
 10 It was approved by the full body. That's why it's here.  
 11 I wouldn't say all that by any means that that  
 12 particular instance is indicative of the rest of the  
 13 document.  
 14 CHAIR HEDANI: Commissioner Hiranaga.  
 15 COMMISSIONER HIRANAGA: Just a friendly  
 16 amendment to move the word "increase" to the front of  
 17 the sentence versus the back.  
 18 CHAIR HEDANI: So the statement would read,  
 19 "Increase the number of certificate recipients and  
 20 associate bachelor's and graduate degrees conferred."  
 21 COMMISSIONER HIRANAGA: Right.  
 22 CHAIR HEDANI: Commissioner Mardfin?  
 23 COMMISSIONER MARDFIN: It's okay.  
 24 CHAIR HEDANI: Second?  
 25 COMMISSIONER GUARD: Yeah.

1 CHAIR HEDANI: Any further discussion?  
 2 (No Response.)  
 3 CHAIR HEDANI: All those in favor, signify by  
 4 saying "aye."  
 5 (Response.)  
 6 CHAIR HEDANI: Opposed, "nay."  
 7 (No Response.)  
 8 CHAIR HEDANI: Carried. Thank you.  
 9 Any additional comments on Objective 17 or its  
 10 policies and actions?  
 11 (No Response.)  
 12 CHAIR HEDANI: I had two comments on Policy 1  
 13 and Policy 5, where we were talking about articulation  
 14 agreements and career track programs. My comment was,  
 15 it's jargon or edgy speak, and we should say what we  
 16 mean.  
 17 COMMISSIONER MARDFIN: May --  
 18 CHAIR HEDANI: Commissioner Mardfin.  
 19 COMMISSIONER MARDFIN: Mr. Chairman, just a  
 20 response. Articulation agreement mean -- we do have a  
 21 specific meaning. And if you were in education, it's  
 22 fairly clear. What they want to do is make sure that  
 23 the Maui Community College graduates can -- the courses  
 24 they take will be accepted at the University of Hawaii  
 25 at Manoa, if they transfer. My concern would be we

1 programs." "And accredited undergraduate/graduate level  
 2 university programs." Since I think the college does  
 3 have four-year programs, baccalaureate programs in  
 4 several areas.  
 5 Commissioner Mardfin.  
 6 COMMISSIONER MARDFIN: I will move to amend to  
 7 add Policy 2, insert the words "and four-year" after  
 8 "expand two-year." Insert words "and four-year."  
 9 CHAIR HEDANI: Is there a second?  
 10 VICE-CHAIR U`U: Second.  
 11 CHAIR HEDANI: Seconded by Commissioner U`u.  
 12 Discussion?  
 13 (No Response.)  
 14 CHAIR HEDANI: All those in favor, signify by  
 15 saying "aye."  
 16 (Response.)  
 17 CHAIR HEDANI: Opposed, "nay."  
 18 (No response.)  
 19 CHAIR HEDANI: Carried. Thank you.  
 20 COMMISSIONER MARDFIN: Mr. Chairman?  
 21 CHAIR HEDANI: Commissioner Mardfin.  
 22 COMMISSIONER MARDFIN: Policy 5, "Support  
 23 expansion of health care training and career track  
 24 programs on Maui." This has the same objection I had  
 25 when we were trying to pick industries. I don't think

1 ought to also transfer into Harvard or Princeton and  
 2 other schools, but I don't -- I can live with what they  
 3 have. That's what they mean.  
 4 CHAIR HEDANI: Any other discussion?  
 5 Commissioner Mardfin.  
 6 COMMISSIONER MARDFIN: Policy 3 either needs  
 7 an action policy or something. "Provide the education  
 8 and training our residents need to meet the needs of a  
 9 diversified economy." I kind of agree with that. But  
 10 how do you do that? And I think we might need an action  
 11 that to work with visitors to determine the skill sets  
 12 that are needed by our graduates so we know how to meet  
 13 -- what to provide them so we meet the needs.  
 14 Colleges communicate with each other pretty  
 15 well, often, not always. But, often, the schools don't  
 16 communicate with the future employees very well --  
 17 employers very well. And that will that would be  
 18 useful.  
 19 MEDB, actually, could be very helpful in this  
 20 regard, I suspect.  
 21 CHAIR HEDANI: Additional discussion?  
 22 (No Response.)  
 23 CHAIR HEDANI: I had a suggestion. On Policy  
 24 Number 2, instead of "expand two-year college programs,"  
 25 we also insert the words "and four-year college

1 we ought to be in the position of telling MCC or any  
 2 other school what is needed, that we're usurping their  
 3 ability to determine what kind of curriculum are needed.  
 4 So I would move for the deletion of Policy 5.  
 5 CHAIR HEDANI: Is there a second?  
 6 Additional discussion?  
 7 No second?  
 8 Additional discussion on Objective 17 or  
 9 policies and actions?  
 10 Commissioner Mardfin.  
 11 COMMISSIONER MARDFIN: Policy 6, "Support  
 12 development of a residency program in Maui County." Can  
 13 somebody tell me what that means?  
 14 CHAIR HEDANI: I had the same question.  
 15 Mr. Summers. Mr. Shibuya. Anybody? Mr. Summers.  
 16 CHAIR HEDANI: Ms. Bosco.  
 17 MS. BOSCO: Thank you, Commissioners. It  
 18 means a medical residency program.  
 19 CHAIR HEDANI: Can you repeat that?  
 20 MS. BOSCO: It's intended to include residency  
 21 of doctors.  
 22 CHAIR HEDANI: We're talking about medical  
 23 residency programs.  
 24 COMMISSIONER MARDFIN: May I ask a question?  
 25 CHAIR HEDANI: Commissioner Mardfin.

1 COMMISSIONER MARDFIN: Does that mean you  
2 expect to set up a medical school on Maui or you work  
3 with the medical school at Manoa so that they can do the  
4 residencies over here?

5 MS. BOSCO: It doesn't specify which it would  
6 be. It would be just trying to establish one here,  
7 whether it's through the University of Hawaii or some  
8 other means.

9 CHAIR HEDANI: My comment was, explain, is  
10 this to encourage residents to live in their own home?

11 MS. BOSCO: No. This is a medical residency  
12 program.

13 CHAIR HEDANI: Can anybody help us with this?  
14 So we're talking about supporting the development of  
15 medical residency programs for Maui County, which  
16 assumes we have a medical school.

17 Mr. Summers.

18 MR. SUMMERS: Thank you. Thank you,  
19 Mr. Chairman.

20 I think that the coordinated system of UH is  
21 really the -- what was intended here, not to establish a  
22 full-blown medical school on the island in this plan.

23 CHAIR HEDANI: So this would be like an  
24 expansion of the nursing program to include some kind of  
25 a residency program for outreach of doctors that

1 CHAIR HEDANI: Carried. Thank you.

2 On Action Item Number 1, if somebody can  
3 explain what distance learning is for the non-educated.

4 COMMISSIONER MARDFIN: Mr. Chairman, I can  
5 help with you that.

6 CHAIR HEDANI: Commissioner Mardfin.

7 COMMISSIONER MARDFIN: Distance learning is  
8 the idea -- this is one I really love, by the way.

9 Distance learning is the idea that you can get your  
10 education at a distance from the school. We implemented  
11 that in Hana. We used the SkyBridge and you can take  
12 telecourses over the air. Kids in Hana can go up to the  
13 old school, where MCC has a branch, and take classes. I  
14 had a kid in Hana School, this last week, that took a  
15 class from BYU in Provo, Utah. So you can graduate on  
16 satellite in economics. It's a really great concept.  
17 And this is one of the things we really ought to be  
18 pushing because it -- it means you can live anywhere and  
19 get educated.

20 CHAIR HEDANI: Thank you.

21 Additional discussion?

22 Commissioner Mardfin.

23 COMMISSIONER MARDFIN: I wanted to ask my  
24 fellow Commissioner U'u, on Policy 7, it says, "Educate  
25 the public and the construction industry in current

1 actually want to practice on Maui? Is that the intent,  
2 Mr. Summers?

3 MR. SUMMERS: I believe so, but we can confirm  
4 that for you.

5 CHAIR HEDANI: Okay. Do you want to state  
6 "medical residency program" there, Commissioners?  
7 Commissioner Mardfin.

8 COMMISSIONER MARDFIN: I think the whole thing  
9 is silly, but I will move to amend by inserting the word  
10 "medical" before "residency" in Policy Number 6.

11 CHAIR HEDANI: Is there a second?

12 COMMISSIONER SHIBUYA: Second.

13 CHAIR HEDANI: Seconded by Commissioner  
14 Shibuya.

15 Discussion?

16 (No Response.)

17 CHAIR HEDANI: I don't know enough about it to  
18 argue against this.

19 Any further discussion?

20 (No Response.)

21 CHAIR HEDANI: All those in favor, signify by  
22 saying "aye."

23 (Response.)

24 CHAIR HEDANI: Opposed, "nay."

25 (No Response.)

1 government land use rules and regulations." And I may  
2 be mistaken, but thought that the construction industry  
3 already knew about current government land use rules and  
4 regulations.

5 CHAIR HEDANI: Commissioner U'u.

6 VICE-CHAIR U'U: I would have no idea what  
7 you're talking about.

8 COMMISSIONER SHIBUYA: Is it acceptable?

9 COMMISSIONER MARDFIN: Is it silly?

10 VICE-CHAIR U'U: No. I mean, I will comment  
11 that if you in the field, you're in the field. And you  
12 pretty clueless to what actually happens unless you  
13 being put on the Commission.

14 COMMISSIONER MARDFIN: So it's needed?

15 VICE-CHAIR U'U: It's needed, yes.

16 COMMISSIONER MARDFIN: Okay.

17 CHAIR HEDANI: One at a time.

18 Commissioner Hiranaga.

19 COMMISSIONER HIRANAGA: Yeah. I kind of  
20 question the need for the construction industry to be  
21 current on government land use rules and regulations  
22 because, basically, they're given a permit to construct  
23 something. They're not -- if someone means land  
24 development, then they should call it land development.  
25 Construction is not the same as land development.

1 CHAIR HEDANI: My comment on Policy Number 7  
 2 was that it's already required by law, they either  
 3 comply or are fined. That's the current situation.  
 4 Additional discussion?  
 5 Commissioner Shibuya.  
 6 COMMISSIONER SHIBUYA: I thought when you're  
 7 going through new construction, you would go in for a  
 8 government permit such as a County permit, building  
 9 permit. And at that time all of the rules and  
 10 regulations would be compared and reviewed. And so the  
 11 compliance portion of it would be done at that point,  
 12 not so much when the actual construction point. So I'm  
 13 not too keen about this one.  
 14 Thank you.  
 15 CHAIR HEDANI: Additional discussion? What's  
 16 your pleasure, Commissioner Shibuya?  
 17 COMMISSIONER SHIBUYA: I move to delete Item  
 18 Number 7.  
 19 CHAIR HEDANI: Is there a second?  
 20 COMMISSIONER MARDFIN: Second.  
 21 CHAIR HEDANI: Seconded by Commissioner  
 22 Mardfin.  
 23 Discussion?  
 24 Commissioner Hunt -- Commissioner Hunt?  
 25 Director Hunt.

1 this evening, which happens in exactly 17 minutes.  
 2 Commissioner Mardfin.  
 3 COMMISSIONER MARDFIN: I just want -- I --  
 4 Action 7, "Develop a restaurant management BA program."  
 5 Fine idea; not our kuleana. MCC should decide what  
 6 programs they want to offer. I'm not gonna move to  
 7 delete it, but I think it's --  
 8 CHAIR HEDANI: Discussion?  
 9 COMMISSIONER MARDFIN: -- irresponsible.  
 10 CHAIR HEDANI: I had the same comments on Item  
 11 Number 7, develop a restaurant management BA program.  
 12 How about a four-year college?  
 13 COMMISSIONER MARDFIN: Yeah, that makes sense,  
 14 to have a four-year college and let them figure out what  
 15 they're gonna offer. But this picking and choosing  
 16 particular things, I -- I have been consistent on this.  
 17 I think it's a silly idea.  
 18 CHAIR HEDANI: Want to propose an amendment?  
 19 COMMISSIONER MARDFIN: Yes. I propose that  
 20 Policy 7 be changed, substituted for 7, that MCC should  
 21 be encouraged to develop four-year programs.  
 22 CHAIR HEDANI: Action Number 7.  
 23 COMMISSIONER MARDFIN: Action Item 7. Excuse  
 24 me.  
 25 CHAIR HEDANI: Is there a second?

1 MR. HUNT: I'll start making motions.  
 2 This was intended -- it was brought up at the  
 3 GPAC meeting. There was a lot of support for it. It  
 4 was intended to be a proactive measure or policy whereby  
 5 the construction workers would be educated about the  
 6 policies, the procedures, the regulations that they have  
 7 to comply with rather than just coming in and submitting  
 8 an application and learning via the application process,  
 9 on-the-job training or through the frustrations. So it  
 10 was intended to be proactive. There was a member of the  
 11 Contractor's Association on the GPAC and he endorsed it.  
 12 I don't believe GPAC had much dissension on this policy  
 13 at all.  
 14 CHAIR HEDANI: Discussion?  
 15 (No Response.)  
 16 CHAIR HEDANI: Is there a better way to phrase  
 17 this, Jeff? Like provide outreach services would be to  
 18 the public on current government land use regulations?  
 19 Will that work for the Department?  
 20 MR. HUNT: Perhaps you could set this one  
 21 aside, and staff could come back with a rewording,  
 22 rather than killing the measure.  
 23 CHAIR HEDANI: Shall we put it into suspended  
 24 animation? Okay. If it's okay, we'll just suspend this  
 25 for now. Table this until the end of our discussion for

1 VICE-CHAIR U`U: Second.  
 2 CHAIR HEDANI: Seconded by Commissioner  
 3 Shibuya.  
 4 Discussion?  
 5 Commissioner Guard.  
 6 COMMISSIONER GUARD: Isn't that what we just  
 7 changed in Policy 2, to expand two-year to four-year  
 8 programs?  
 9 COMMISSIONER HIRANAGA: Yeah.  
 10 CHAIR HEDANI: Commissioner Mardfin.  
 11 COMMISSIONER MARDFIN: Those are particular  
 12 programs. What we are proposing really is that MCC  
 13 become a full blown four-year institution.  
 14 CHAIR HEDANI: Additional discussion?  
 15 Commissioner Guard?  
 16 All those in favor, signify by saying "aye."  
 17 (Response.)  
 18 CHAIR HEDANI: Opposed, "nay."  
 19 (No response.)  
 20 CHAIR HEDANI: Carried. Thank you.  
 21 Additional discussion on Objective 17?  
 22 Mr. Summers, that's the last --  
 23 MR. SUMMERS: Going back to Policy 7,  
 24 regarding the construction industry and education  
 25 programs, one approach would be to delete that as a

1 policy. We do have an Action Item Number 5 that, I  
 2 think, addressed that. And the general policy can be  
 3 covered in 3 and 4.  
 4 CHAIR HEDANI: So your recommendation is to  
 5 delete?  
 6 MR. SUMMERS: To delete.  
 7 CHAIR HEDANI: Is there a move to that effect,  
 8 Commissioner Mardfin?  
 9 COMMISSIONER MARDFIN: He moved, I seconded.  
 10 CHAIR HEDANI: Moved by Commissioner Shibuya,  
 11 seconded by Commissioner Mardfin.  
 12 Discussion?  
 13 (No Response.)  
 14 CHAIR HEDANI: All those in favor, signify by  
 15 saying "aye."  
 16 (Response.)  
 17 CHAIR HEDANI: Opposed, "nay."  
 18 (Response.)  
 19 CHAIR HEDANI: One "nay." Motion is carried.  
 20 Additional discussion on -- I'm sorry. Did we  
 21 finish Objective 17?  
 22 COMMISSIONER MARDFIN: That's what is on the  
 23 floor right now.  
 24 CHAIR HEDANI: Okay. We're voting on any  
 25 additional changes on Objective 17. Is there any

1 misunderstanding from people 20 years from now. But I  
 2 will leave that up to you folks.  
 3 So was that a motion?  
 4 VICE-CHAIR U`U: I'll make a motion.  
 5 CHAIR HEDANI: Motion by Commissioner U`u,  
 6 second by Commissioner Sablas.  
 7 Discussion?  
 8 (No Response.)  
 9 CHAIR HEDANI: Okay. We may kill one extra  
 10 tree by expanding the words, but that's the theory.  
 11 All those in favor, signify by saying "aye."  
 12 (Response.)  
 13 CHAIR HEDANI: Opposed, "nay."  
 14 (No response.)  
 15 CHAIR HEDANI: Carried. Thank you.  
 16 Any additional discussion on Objective 18?  
 17 Commissioner Guard.  
 18 COMMISSIONER GUARD: Just a comment. I like  
 19 Action Items 1 and 2. And I don't know if there's any  
 20 area that we could use these to kill a few pages of this  
 21 document that we just reviewed about partnering up with  
 22 -- I won't say MEDB, so Maui Economic Development Board  
 23 and Maui Community College. And I think a lot of this  
 24 paperwork that we worked on this evening could be  
 25 universally accepted within those two items right there.

1 further discussion?  
 2 (No Response.)  
 3 CHAIR HEDANI: All those in favor of the  
 4 Objective 17 as amended, signify by saying "aye."  
 5 (Response.)  
 6 CHAIR HEDANI: Opposed, "nay."  
 7 (No response.)  
 8 CHAIR HEDANI: Carried. Thank you.  
 9 Objective 18, Commissioner Mardfin.  
 10 COMMISSIONER MARDFIN: I move the adoption of  
 11 Objective 18 and it's attendant policies and actions.  
 12 And it looks like the GPAC's. The director hasn't made  
 13 any separate recommendation.  
 14 VICE-CHAIR U`U: Second.  
 15 CHAIR HEDANI: Moved by Commissioner Mardfin  
 16 to accept, seconded by Commissioner U`u.  
 17 Discussion?  
 18 (No response.)  
 19 CHAIR HEDANI: My only comment was that we  
 20 should not be lazy and that acronyms are something that  
 21 I really hate. And I think it's lazy to put STEM  
 22 instead of science, technology, engineering and math, so  
 23 that we can understand that is not part of a plant. So  
 24 my recommendation would be to change the word or the  
 25 acronym STEM to the full comment so there is no

1 CHAIR HEDANI: Was that a motion?  
 2 COMMISSIONER GUARD: It was just a comment.  
 3 CHAIR HEDANI: Comment. Discussion?  
 4 Commissioner Mardfin.  
 5 COMMISSIONER MARDFIN: On Policy 3, I would  
 6 like to amend that. Policy 3 says, "Support the  
 7 education initiatives of the agriculture development  
 8 plan." And I would like to add to that -- amend to add  
 9 to that the words -- give me a second here. "And  
 10 develop a database of actual agricultural production on  
 11 agriculturally zoned land."  
 12 CHAIR HEDANI: Slow down, Ward, so they can  
 13 put it up on the board, please.  
 14 COMMISSIONER MARDFIN: "Develop" -- "develop a  
 15 database of actual agricultural production on  
 16 agriculturally zoned land."  
 17 CHAIR HEDANI: Is there a second? Seconded by  
 18 Commissioner Starr.  
 19 Discussion?  
 20 (No Response.)  
 21 CHAIR HEDANI: Ready for the question?  
 22 COMMISSIONER HIRANAGA: Discussion.  
 23 CHAIR HEDANI: Commissioner Hiranaga.  
 24 COMMISSIONER HIRANAGA: I am just wondering  
 25 how this ties into the Education and Workforce

1 Development section. It looks more like zoning  
 2 enforcement type of --  
 3 CHAIR HEDANI: Commissioner Mardfin.  
 4 COMMISSIONER MARDFIN: It fits in because if  
 5 you're developing educational initiatives, you need to  
 6 know what is actually being done on the land. And so  
 7 this is a way of getting that information so that the  
 8 education that you develop will be appropriate.  
 9 CHAIR HEDANI: Commissioner Hiranaga.  
 10 COMMISSIONER HIRANAGA: Not to debate, but,  
 11 you know, some years you plant something, some years you  
 12 don't. So every year, you're going to be updating this  
 13 database?  
 14 CHAIR HEDANI: Additional discussion?  
 15 (No Response.)  
 16 CHAIR HEDANI: My only comment on Policy 3 was  
 17 I assume what agricultural development planning is  
 18 because I don't know what it is.  
 19 Additional discussion?  
 20 (No Response.)  
 21 CHAIR HEDANI: Ready for the question? All  
 22 those in favor of the amendment as displayed on the  
 23 screen, please signify by saying "aye."  
 24 (Response.)  
 25 CHAIR HEDANI: Opposed, "nay."

1 disproportionate to ag education.  
 2 Commissioner Mardfin.  
 3 COMMISSIONER MARDFIN: I move the deletion of  
 4 Action Number 3.  
 5 CHAIR HEDANI: Is there a second?  
 6 Commissioners, what's your pleasure? Any  
 7 additional discussion on Objective 18?  
 8 (No Response.)  
 9 CHAIR HEDANI: All those in favor, signify by  
 10 saying "aye."  
 11 (Response.)  
 12 CHAIR HEDANI: Those opposed, "nay."  
 13 (No Response.)  
 14 CHAIR HEDANI: Carried. Thank you.  
 15 We're done with the Education and Workforce  
 16 Development section. We have an entire section on  
 17 Housing that we haven't completed that was scheduled for  
 18 tonight. We have a posted adjournment time of 8:00.  
 19 What is your pleasure?  
 20 Commissioner Hiranaga.  
 21 COMMISSIONER HIRANAGA: I would like to keep  
 22 going until we're done with the agenda.  
 23 CHAIR HEDANI: Any objection from any other  
 24 commissioners?  
 25 Commissioner Starr.

1 (Response.)  
 2 CHAIR HEDANI: All those in favor, signify by  
 3 raising your hand. One, two, three, four, five.  
 4 Opposed, same sign.  
 5 COMMISSIONER HIRANAGA: Changed my mind.  
 6 CHAIR HEDANI: Changed your mind.  
 7 The motion is passed.  
 8 Additional discussion, Commissioner Mardfin?  
 9 COMMISSIONER MARDFIN: On Action 3, it says  
 10 "Implement the 'Ag in the Classroom' recommendations in  
 11 the Agricultural Development Plan." And I really  
 12 couldn't find any. I -- the closest I got was Objective  
 13 8, Action 5, on Page 12. But it -- it really isn't --  
 14 that says, "Work with educational institutions and  
 15 appropriate agencies to provide education and training  
 16 for farm owners and entrepreneurs." And that's -- that  
 17 doesn't sound to me like "Ag in the Classroom." So we  
 18 are -- it's not touching anything.  
 19 CHAIR HEDANI: Mr. Summers, anybody?  
 20 MR. SUMMERS: You know, if that's the case,  
 21 and it does reference that plan, so it's -- the policy  
 22 is redundant with the plan that it references, so it can  
 23 be deleted.  
 24 CHAIR HEDANI: My comments on Action Item 3  
 25 was what about those that are not ag inclined, is

1 COMMISSIONER STARR: Yeah. We have a posted  
 2 agenda time. And some members, including myself, and  
 3 probably staff, have commitments based on quitting at  
 4 8:00. I think we should adjourn at this time. And I'd  
 5 be happy to make a motion to that effect.  
 6 VICE-CHAIR U'U: Second.  
 7 CHAIR HEDANI: Okay. The suggestion is to  
 8 address the balance of agenda items that we have on our  
 9 agenda before we adjourn. So if you would suspend that  
 10 motion for adjournment so we can address the other  
 11 agenda items, let's move to the other agenda items.  
 12 Any further discussion? Okay.  
 13 Everybody gets three demerits for not  
 14 finishing what was on the agenda for tonight.  
 15 Director Hunt.  
 16 MR. HUNT: The Agenda Item F involves a  
 17 discussion of possible action on different options for  
 18 taking testimony on development proposals. We discussed  
 19 this with the Commission at a previous meeting. The  
 20 Commission suggested we come back with a preferred  
 21 option. And our preferred option is option two. This  
 22 is -- there's a handout in your packet. And option two  
 23 would be a one-day special meeting where we would allow  
 24 the developers five to 10 minutes to present testimony  
 25 and answer questions. There will be handouts, of

1 course. In all likelihood, it may be more like five  
 2 minutes if we get a lot of people. But --  
 3 CHAIR HEDANI: I'm sorry. Which option was  
 4 that?  
 5 MR. HUNT: Option two.  
 6 CHAIR HEDANI: Option two.  
 7 Commissioners, what is your pleasure?  
 8 Commissioner Starr.  
 9 COMMISSIONER STARR: Yeah. I move that we  
 10 proceed with option two as suggested by the Director and  
 11 schedule a date, possibly the fifth Tuesday in June.  
 12 CHAIR HEDANI: Is there a second?  
 13 VICE-CHAIR U`U: Second.  
 14 CHAIR HEDANI: Seconded by Commissioner U`u.  
 15 Discussion?  
 16 Director Hunt?  
 17 MR. HUNT: John, correct me if I'm wrong, but  
 18 we may have trouble getting ready by then. So we're  
 19 suggesting there's two dates here, July 15th or July  
 20 17th.  
 21 MR. SUMMERS: Uh-huh.  
 22 CHAIR HEDANI: Posting timeframe, also. If  
 23 you can amend your motion to include those additional  
 24 dates, John.  
 25 COMMISSIONER STARR: Does staff have a

1 up a regular meeting. The Director would know better  
 2 than me.  
 3 MR. HUNT: Yeah. I think we've committed to  
 4 having some hearing items. And I know, I agree with  
 5 you, the recent meetings have been light. In talking to  
 6 the current division head, he stated that they  
 7 anticipate those meetings starting to get heavy again,  
 8 especially with B&Bs application that are now getting  
 9 ready to be processed. So he didn't anticipate that the  
 10 lightness would continue.  
 11 CHAIR HEDANI: Commissioner Mardfin.  
 12 COMMISSIONER MARDFIN: I'd like to support you  
 13 whether it be the 14th or the 28th. I kind of support  
 14 Jonathan's idea that we take it -- we're behind already  
 15 by the Housing element. I would rather not get further  
 16 behind by taking a first or third Tuesday or fifth  
 17 Tuesday, even, that we have scheduled. I share with  
 18 Commissioner Hiranaga my disinclination to come over  
 19 twice a week. And so I think we could probably spare  
 20 one of our days, even though it's heavy, and put it --  
 21 if we need to do this, put it in and then go from there.  
 22 So I would suggest the second or fourth Tuesday. At the  
 23 pleasure of --  
 24 CHAIR HEDANI: Let's take that into  
 25 consideration and arrange for scheduling and get back to

1 preference? I think whatever day staff would like.  
 2 MR. SUMMERS: The 15th or the 17th is more  
 3 realistic.  
 4 CHAIR HEDANI: Of July?  
 5 MR. SUMMERS: Of July.  
 6 CHAIR HEDANI: Commissioner Hiranaga.  
 7 COMMISSIONER HIRANAGA: I would prefer if we  
 8 do it on a Tuesday. We're meeting once a week now.  
 9 Twice a week, to me, is kind of a burden.  
 10 CHAIR HEDANI: Discussion?  
 11 COMMISSIONER HIRANAGA: Let them pick which  
 12 Tuesday.  
 13 CHAIR HEDANI: Commissioner Starr.  
 14 COMMISSIONER STARR: Is it possible to utilize  
 15 the July 14th meeting for that? I don't know what our  
 16 workload is, but we have a regular meeting on the 14th.  
 17 Perhaps if that works for staff, we could just use that.  
 18 CHAIR HEDANI: We can allow staff to come up  
 19 with a date.  
 20 Director.  
 21 MR. HUNT: July 14th is your regular meeting  
 22 day for your standard --  
 23 COMMISSIONER STARR: Yeah. Mr. Chairman, my  
 24 thinking in that is I think our agenda tends to be  
 25 running pretty light these days. So maybe we could give

1 us at a meeting on -- do you want to do it now?  
 2 MR. HUNT: We'll come back. We'll come back  
 3 and revisit the issue. We will set it on your agenda  
 4 again.  
 5 CHAIR HEDANI: You're gonna want to schedule  
 6 it with the development community as well, so --  
 7 MR. HUNT: Yeah. We'll need some time.  
 8 CHAIR HEDANI: And a mutually agreeable time.  
 9 MR. HUNT: We need some further discussion.  
 10 CHAIR HEDANI: Any additional discussion?  
 11 Commissioner Shibuya.  
 12 COMMISSIONER SHIBUYA: I just wanted to have  
 13 it clear whether we are gonna allow the public to  
 14 testify at the special meeting. I would prefer not  
 15 having the public testify at this point, just have these  
 16 presentations by the developers only and maybe one or  
 17 two questions from the Planning Commission for each.  
 18 Just limit it to that effect.  
 19 CHAIR HEDANI: Additional discussion?  
 20 Commissioner Starr.  
 21 COMMISSIONER STARR: I don't think we can  
 22 legally do that. And I would have a problem doing it.  
 23 Although I would like to be able to do it, and maybe in  
 24 the next life or something. But I think we need to take  
 25 testimony.



1 CHAIR HEDANI: Okay. We beat this thing to  
 2 death. All those in favor of the motion which is to  
 3 take option two with a time to be determined by the  
 4 Department to get back to us on a Tuesday, if possible.  
 5 All those signify by saying "aye."  
 6 (Response.)  
 7 CHAIR HEDANI: Opposed, "nay."  
 8 (No Response.)  
 9 CHAIR HEDANI: Carried. Thank you.  
 10 Director.  
 11 MR. HUNT: The next item is the Director's  
 12 Report.  
 13 All I have to say is that you have a meeting  
 14 on June 9th, that your packet was handed out to you  
 15 today. So we apologize it didn't get mailed to you  
 16 earlier. I think we probably received it about the same  
 17 time. So, again, don't neglect the packet that's in  
 18 front of you. That's for June 9th, your regular  
 19 meeting. And the next agenda item, as just announced,  
 20 that the Maui Island Plan meeting, next meeting, will be  
 21 June 16th. And that's back in Wailuku with your  
 22 Planning Conference Room.  
 23 CHAIR HEDANI: My only other comment is that I  
 24 would like to express my appreciation for all of the  
 25 commissioners for making the trip out to Hana. And

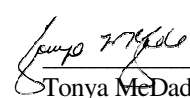

1 although we didn't complete all our items on the agenda,  
 2 I think it was worthwhile because we did hear from the  
 3 public, which was the purpose of the outreach meeting.  
 4 So thank you very much for your patience and for your  
 5 indulgence.  
 6 And thank you for the Hana community for  
 7 coming out to testify.  
 8 And with that, if there's no other items, our  
 9 next meeting date for the Maui Island Plan review is  
 10 June 16th, from 9:00 a.m. to 5:00 p.m. at the Planning  
 11 Department Conference Room. And we are adjourned.  
 12 Thank you very much.  
 13 (Adjourned at 8:03 p.m.)  
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CERTIFICATE

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 6  
 7 I, TONYA MCDADE, a Court Reporter of the State  
 8 of Hawaii, do hereby certify that the proceedings  
 9 contained herein were taken by me in machine shorthand  
 10 and thereafter was reduced to print by means of  
 11 computer-aided transcription; that the foregoing  
 12 represents, to the best of my ability, a true and  
 13 accurate transcript of the proceedings had in the  
 14 foregoing matter.  
 15 I further certify that I am not an attorney  
 16 for any of the parties hereto, nor in any way concerned  
 17 with the cause.  
 18

DATED this 3rd day of July, 2009.

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Tonya McDade, RPR, CRR, CBC  
 Certified Shorthand Reporter #447  
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