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MAUI ISLAND
GENERAL PLAN ADVISORY COMMITTEE
MARCH 7, 2007

REGULAR MEETING

Held at the Kaunoa Senior Citizens Center Cafeteria, 401
Alakapa Place, Paia, Maui, Hawaii, commencing at 5:00 p.m.
on March 7, 2007.

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

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ATTENDANCE

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MAUI ISLAND GENERAL PLAN ADVISORY COMMITTEE

3

REGULAR MEETING

4

MARCH 7, 2007

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6 DEPARTMENT OF PLANNING: Jeffrey Hunt

7

John F. Summers

8

Erin Wade

9

Simone Bosco

10 DEPUTY CORPORATION COUNSEL: James Giroux

11

12 GENERAL PLAN ADVISORY COMMITTEE

13

14 John Arthur Blumer-Buell

Lesley A. Bruce

15

Lisa Hamilton

Carl Lindquist

16

Joel Bertram III

Lawrence Stanley Franco

17

Susan A. Moikeha

Frank W. Sylva

18

L. Douglas MacCleur

Dick Mayer

19

Warren S. Shibuya

Warren Watanabe
20 Thomas R. Cannon
Thomas M. Cook
21 Antoinette Lucienne deNaie
Mercer "Chubby" Vicens
22 Renee-May Kehau Filimoeatu
Walette Garcia Pellegrino
23 Jeanne Skog
Stacie Thorlakson
24
25

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1 MAUI PLANNING COMMISSION
ORIENTATION MEETING
2 MAUI ISLAND GENERAL PLAN ADVISORY COMMITTEE
MARCH 7, 2007
3 TRANSCRIPT OF PROCEEDINGS

4

5 CHAIRMAN CANNON: I'll call the meeting to order.

6 If you want to give testimony you can sign up on this sheet

7 that I have here. The first person on our list is John

8 Anderson.

9 MR. ANDERSON: Thank you. My name is John

10 Anderson, I'm the executive director of Na Hale O Maui, and

11 I will be very brief. I did contribute written testimony.

12 Once again, our input for the expanded housing opportunities

13 for local residents, I wanted to redo it from the previous

14 version we submitted in January, because this page had been

15 changed by staff in the February version. So there's no

16 confusion, look for the one that's three hole punched, and

17 it's at the bottom of your pile. It's three hole punched so

18 that you can put it right into your general plan binder.

19 It's page 63, for quick reference of finding where it is,

20 and it's exactly the format with just the two clauses that
21 we are requesting be added to this that speak to
22 affordability in perpetuity. And it is one of the goals of
23 the general plan, to provide affordability not just for this
24 generation but for future generations. And the way we're
25 going to provide affordable housing for future generations

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1 is through the community land trust model.

2 On the back of this sheet I have given you a quick
3 reference guide. The main points of a community land trust,
4 how it works, what it does, and how it delivers
5 affordability in perpetuity. It's on one piece of paper.
6 You have got the language and you have got all the reasons
7 behind it for your reference, and we thank you very much for
8 your consideration of it. The clauses are very simple,
9 promote development of affordable housing that remains
10 affordable in perpetuity through the use of the community
11 land trust model, and create incentives for developers to
12 partner with a community land trust to satisfy the
13 requirements of the Residential Workforce Housing Policy,
14 Bill 57. Thank you very much.

15 CHAIRMAN CANNON: Thank you, John. I wish
16 everyone would give us this kind of a thing, because it's an
17 excellent form here. Thank you very much.

18 Next we will have Nikki Stange.

19 MS. STANGE: That's okay. Most people have

20 trouble with my last name because it's spelled just like
21 strange except it doesn't have an R in it. Hi, everybody,
22 I'm back again. My name is Nikki Stange. I just wanted to
23 thank you all for the public input. It's really difficult
24 for those of us coming from the west side to get here, and I
25 think some people who wanted to speak tonight are either not

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1 here or are maybe enroute. And I'm wondering what the
2 protocol is if those people show and they haven't put their
3 name on the list, when would they be able to speak?

4 CHAIRMAN CANNON: My plan is to ask for testimony
5 before each agenda item because that's the way it's spelled
6 out in our agenda.

7 MS. STANGE: So if someone doesn't show up in this
8 time they could wait until the end of this section?

9 CHAIRMAN CANNON: They will have other
10 opportunities, yes.

11 MS. STANGE: Good, thank you. I also wanted to
12 thank everyone. I heard a lot of helpfulness here in terms
13 of with regard to protecting the common good for everyone on
14 Maui, and I want to let you all know that people are really
15 following along with the process here, and people are really
16 seeing a lot of positive statements in the policy. But then
17 they ask me, "Hey, you know, this policy sounds great. How
18 does this relate to this reality that we see right here
19 now?" And, you know, the only thing that -- the only way I

20 could explain it was I was hearing people here talking about

21 we really want to put teeth in this policy so that it does

22 result in a reality for the community.

23 And so I just want to encourage you all in any way

24 possible. You are forming the policy here, and there's ways

25 that things could be quantified or specified so that a

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1 general policy can result in a better reality for us. And
2 you know what I'm talking about when I talk about common
3 good. And I just wanted to thank you all for opening up the
4 process to the public. Thank you.

5 CHAIRMAN CANNON: Thank you, Nikki. The next
6 testifier will be Zandia -- am I pronouncing that correctly?
7 Oh, Zandra. Now I see who it is.

8 MS. ZANDRA: You added some pizzazz to my name, I
9 like that. Good evening, Commissioners. My request is as I
10 read through the papers and I read through your documents
11 regarding you guys putting in the hours you do for setting
12 your policy, there's one concern that comes to mind with me.
13 I've been battling with a problem in my own neighborhood
14 that we need to put before you, our lifestyle, and the smart
15 growth that you guys built for us to live in. But it's
16 becoming very cumbersome for us to find out where to start,
17 how to begin.

18 I'm working with the Department of Planning and
19 with Public Works with the County of Maui and they're

20 leading us, but my concern is that as you go along there has
21 been instances where the Planning Commissioners here in the
22 County of Maui have made changes through jurisdictions and
23 zoning in different neighborhoods that have affected
24 existing neighborhoods, only to find out that the existing
25 neighbors did really not know what was going on or what was

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1 being changed simply because the information that was put
2 out was of technical form. And I believe that one of your
3 Commissioners right here fought for exactly that, Susan
4 Moikeha, where her neighborhood at one time did not know
5 that they were before the Planning Committee and they found
6 out, and that's the struggle that my neighborhood is going
7 through right now.

8 I need to humbly ask all of you that whatever
9 changes you make, make it clear before you set permanent
10 planning policy, be it my neighborhood, be it yours, but you
11 know what's going on and what is being planned around your
12 home, and let me know what is being planned around mine.
13 And that's a difficult task, I know, but what we need is
14 clarity in describing what it is that's being changed, how
15 it's being changed, and how it will affect us now and in the
16 future, and I humbly ask all of you to consider that.

17 The point being when you put forth a description
18 of a change that you are going to make to a land use, let us
19 know in layman's terminology, and our address is probably

20 the most feasible and plausible. We are not architects, we
21 are not designers, we are not developers, we are simple
22 residential people who want to protect our lifestyle as we
23 make room for our children and our grandchildren. Thank you
24 all for being here, mahalo.

25 CHAIRMAN CANNON: Thank you, Zandra. Yes,

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1 Lucienne.

2 MS. DeNAIE: Thank you, Zandra. I've said this
3 myself too, being a common lay person. So would you suggest
4 that when a notice goes out about a change in zoning that it
5 be like a descriptive thing, like the 300 block of Kahale
6 Street or something like that, so people realize where it's
7 really located, and not a TMK, is that what you're saying?

8 MS. ZANDRA: Yes. And also if you guys could
9 include the city, because right now there's a project in
10 front of you guys on Lipoa, which is in Lahaina. We have a
11 Lipoa in Kihei. But, excellent, yes.

12 MS. DeNAIE: What about also describing what is
13 being asked for in the County Code, would you also support
14 that? For instance, if there's going to be an increase in
15 zoning, that it be specified that this would allow X number
16 of units of X number of stories to be built in this area,
17 instead of just a change from D1 to R3, and people go, "What
18 is that?"

19 MS. ZANDRA: Exactly. Our road is being impacted,

20 and we hope to get something before you for our road in
21 Kihei. And I'm speaking specifically of Ohukai Mauka.
22 According to the federal standards, it's rated F. In our
23 neighborhood I have a petition before the Planning
24 Committee -- Public Works, I'm sorry, to keep it a dead end
25 and to make various changes so that we are not impacted, and

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1 Public Works is working with us. I was assured by the
2 department that they will stop access. They cannot stop
3 those that have plans in there, but roads is important also,
4 Lucienne.

5 MS. DeNAIE: Well, I would just like to know from
6 our staff, is there any way in the policy part of this
7 document that we could address the way that planning changes
8 are communicated to the public? I think it would really
9 help in terms of the public feeling like they were included
10 in the process. Thank you. Thanks, Zandra.

11 CHAIRMAN CANNON: Yes, Hans.

12 MR. MICHEL: What Lucienne brings up is very
13 excellent, because in Lahaina they plan to make apartments
14 by the Kiawe Street, but they used a different name. So why
15 don't they put the name in the paper and say "near Safeway,"
16 make a landmark. A majority of the people have landmarks in
17 Lahaina, old timers, they don't know the street. If you
18 tell me a Napili I know where to go. If you tell me a
19 street I don't know nothing. If anybody brings a landmark,

20 even if it's in Kihei, Lahaina or Kahului, they will bring
21 to the peoples' attention, especially to the older folks.

22 CHAIRMAN CANNON: Good point. And I think this
23 would fit perhaps in a policy on governance when we get into
24 that. Any other points? Okay, we will move into the
25 workshop. And since we just had testimony, I won't ask for

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1 testimony before that one. Erin, are you going to help us
2 with this one again?

3 MS. WADE: You bet. I'll be glad to. Today we're
4 starting with the housing policy, which is goal I, number
5 212. It's on page 11 of your matrix. I'm going to go
6 through and read the goals, summarize the objectives, and
7 then we will start heading through the policy statements.
8 The goal for "Expand housing opportunities for local
9 residents" reads "Quality, island-appropriate housing will
10 be available to all Maui County residents regardless of
11 their household income, size and age."

12 There are two objectives. The first is related to
13 the supply of housing and the second is related to the form
14 of housing. So the first statement reads, 213, "Eliminate
15 the housing deficit for residents of all income ranges." It
16 has several policies. Those include 214, "Provide
17 emergency, transitional, and long-term housing for the
18 homeless population."

19 215, "Expand opportunities for the development of

20 'ohana' cottages and increase awareness about smaller
21 dwelling units as an option for affordable housing."
22 216, "Work with lending institutions to redefine
23 lending criteria to expand housing options for Maui County
24 residents."
25 217, "Work with major industries to develop

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1 workforce housing in proximity to job centers."

2 218, "Create incentives for transit-oriented
3 neighborhoods."

4 219, "Streamline the review process for affordable
5 housing development for both single and multi-family
6 projects."

7 220, "Expand access to information about state and
8 federal programs that provide financial assistance to
9 renters and home buyers."

10 221, "Ensure that low and moderate income housing
11 is available in all areas of the County, and is not
12 developed in high concentrations in any single location."

13 The second objective, 222 reads, "Provide more
14 housing in neighborhoods and urban centers at densities that
15 promote the efficient use of land, infrastructure and public
16 facilities."

17 223, the first policy, "Revise County laws to
18 support traditional neighborhood designs which incorporate a
19 mix of housing types that are appropriate for island

20 living."

21 224, "Promote infill housing in urban areas at

22 scales that capitalize on existing infrastructure and lower

23 development costs."

24 225, "Streamline and simplify government review

25 processes to promote high quality, mixed income, and mixed

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1 use projects." Just three more.

2 226, "Encourage the establishment of additional
3 senior citizen and special needs housing in appropriate
4 locations."

5 227, "Encourage the use of environmentally sound
6 building materials and technologies for housing
7 construction."

8 And 228, "Support the Department of Hawaiian Home
9 Lands' development" -- I'm sorry, "Support the Department of
10 Hawaiian Home Lands development of homestead lands that are
11 developed in accordance with the Maui County General Plan."
12 That was kind of a mouthful.

13 Okay, should we start discussion with the goal
14 statement? If there's anything missing that should be added
15 or anything that should be taken out of that statement,
16 please share your comments now. Susan.

17 MS. MOIKEHA: How are you going to define
18 "resident" because residents as it is could mean part-time
19 resident. I mean how will you do that?

20 MS. WADE: I think that's kind of up to the group

21 to define what we mean.

22 MS. MOIKEHA: Can I throw out something? In

23 reading and going through the Department of Taxation they

24 have a definition for resident, and they use the term

25 "domicile." It means the place where an individual has a

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1 true fixed permanent home and principal establishment into
2 which place the individual has, whenever absent, the intent
3 of returning. It is the place in which an individual has
4 voluntary fixed habitation of himself or herself and family,
5 not for a mere special or temporary purpose, but with the
6 present intention of making a permanent home.

7 I mean it doesn't have something along that lines,
8 it's something that's already established within the
9 Department of Taxation. It could be used as a reference. I
10 don't know if we've decided yet whether or not we're going
11 to have definitions.

12 MS. WADE: What we had talked about at the last
13 meeting is that we would use the section to Maui County
14 Today to provide a lot of the terms, and then we'd provide
15 an index in the back. That could easily be included if it's
16 supported.

17 MS. MOIKEHA: I think that definition makes it
18 really clear that this is your permanent place of residence.
19 It's not temporary, it's not part time.

20 MS. WADE: That's an excellent point. Can I count

21 on you to email that to me, Susan?

22 MS. MOIKEHA: Sure.

23 MS. WADE: Great. Joe.

24 MR. BERTRAM: Thank you. Joe Bertram. I

25 appreciate those comments, that we do want to target, of

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1 course, the people who are here permanently. But I think we
2 have to recognize reality where we're at right now too, and
3 not disenfranchise folks who are here part time. There's
4 people who have been coming here part time for 20 or 30
5 years, and I don't think we should take them out of the
6 picture. They're not sitting here at the table right now,
7 but we do need to look at it as an inclusive thing. I do
8 want to accommodate who is here, and that we do it in a very
9 practical but also beautiful and environmentally sound way.
10 So I think we've got to look at inclusiveness however we
11 can, and I'm not sure exactly how to do that, but I would
12 like that included.

13 MS. WADE: Thank you. Stan, do you have a
14 comment?

15 MR. FRANCO: Stan Franco. I just wanted to tell
16 the GPAC members I didn't put my name on it, unfortunately,
17 I don't know why, not that I'm not proud of what I did. But
18 in your packet of information there is on the top it says,
19 "Maui GPAC" and it's on this particular goal that I wrote

20 some goals, objectives and policies that I'm recommending to
21 the GPAC members.

22 Addressing number 212, which is what we are
23 talking about, right up here, this is dated February 24th,
24 it says, "Maui County will make available quality
25 island-appropriate housing to all of its present and future

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1 residents regardless of their household income, size and
2 age." There's similar language to what we have, but I think
3 most of the goals are starting with Maui County so I'm
4 trying to keep with that format. I'll talk about the other
5 goals when I have a chance when they come up.

6 MS. WADE: That sounds great. Does anyone else
7 have a comment on the goal? Lucienne.

8 MS. DeNAIE: So the term "island-appropriate
9 housing," does this have a specific meaning? Does this mean
10 something that will fit into our landscape, does this mean
11 something that looks like CW Dicky? I mean what does this
12 mean?

13 MS. WADE: It's going to mean something different
14 for each community, and that will be defined further as we
15 head through the process. Each community has its own style,
16 its own character, and we are not trying to regulate things
17 necessarily. Some communities might want to. The fact that
18 it's island appropriate is going to mean that it relates
19 well to the community in which it's developed.

20 MS. DeNAIE: So that means that something like
21 Holokai Road that has huge windsurf hotels on ag lands, that
22 the next neighboring parcel should be developed the same way
23 because that's the style there, is that how that goes?

24 MS. WADE: Not necessarily. You will be able to
25 define that in each community plan. If you determine at

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1 that community level that that's not island appropriate,
2 then it's not.

3 MS. DeNAIE: Okay. What I'm getting at is, so
4 that's defined in the community plan. That there's no way
5 of being more specific in this goal to say something more
6 like, "Meets the needs of the existing community" or
7 something to that effect, so that people who are long-time
8 residents might have a say and won't be outvoted by the
9 latest trend. I just hear this a lot, I hear people say,
10 well, now everybody has these huge houses and my little
11 house, it's like I'll be outvoted.

12 MS. WADE: I think I see where you're going, and a
13 lot of that is discussed in the second objective and
14 following that. The specific regulations that you are
15 talking about are going to happen not only in the community
16 plan. If a community determines that they want to adopt
17 design guidelines you will be able to get a lot more
18 specific. But at this level if you want us to look at
19 coming up with some general statement about character maybe.

20 MS. DeNAIE: Just going to the Planning Commission

21 I hear this. The folks on Front Street feel they're being

22 sort of built over. It's just a very common tone. Folks in

23 Hana feel like the style of housing is changing there. And

24 I just think if you have something that's so vague that says

25 "island appropriate" that basically if you have 10 things

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1 that are big and huge then that becomes island appropriate
2 just by de facto, it's kind of a de facto definition, rather
3 than it's something that fits with the existing character of
4 the community would be I think a stronger statement to
5 support residents when they go before planning bodies and
6 say, "Well, listen, I want this to be consistent with our
7 general plan. I want it to fit with the character of our
8 existing community."

9 MR. SUMMERS: Thank you, Mr. Chairman. I think
10 this is an important point. We will look at the term
11 "island appropriate" and see if there's a clearer way to
12 express it. We do have a number of policies in the
13 sustainable land use planning and development section that
14 deals specifically with urban design issues and maintaining
15 our sense of place and the character of our island. So keep
16 in mind that we do have several policies related to this in
17 that section, and we will look at that term "island
18 appropriate" and see if we can work with that a little bit
19 to clarify it.

20 MS. DeNAIE: Thank you. I believe there is a
21 precedent in other places where when you have traditional
22 areas, like Front Street in Lahaina that's a traditional
23 kind of old-fashioned district, that there's sort of a
24 footprint requirement that you can't go beyond the footprint
25 of the existing houses. We don't have that right now. It's

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1 like whatever. Thanks.

2 CHAIRMAN CANNON: Tom Cook.

3 MR. COOK: Thank you, Tom Cook. I respectfully
4 disagree. I think I'd like to -- when I read that
5 "island-appropriate housing" it strikes me as a very
6 subjective statement. My initial reaction, and I don't want
7 to be reactionary to everything, it's kind of like whoa, who
8 is going to interpret it, what does it mean. I think we
9 need limitations, but defined limitations. Lucienne's
10 comment, and I really mean this respectfully, one of my
11 challenges if this is a visionary statement and it's very
12 broad, and I appreciate your distilling it down on a
13 community level, people will be able to limit. But people
14 are voting on it and people who have a vested interest or
15 whatever.

16 I'm hoping this document is a tool and not a
17 weapon, and I think that that was stated very well. That if
18 you are before the Planning Commission then it has to comply
19 with the community plan. It's cultivating conflict, and I'm

20 just encouraging all of us to work together to minimize
21 that. At this level for the community plan, like I say,
22 this is visionary, it's like island appropriate. It's
23 pretty generic. It has a theme and an intent, and we will
24 get to the meat later. And I'm just sort of like holding
25 out the olive branch saying I won't fight every word if we

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1 can truly work collaboratively to get to the end to meet
2 that goal. This verbiage, I'm hoping that we can kind of
3 get a good working understanding of how we're going to have
4 the mechanics of it, so that we can join hands and work
5 towards that and not be doing so much wordsmithing now.

6 MS. WADE: Very good, thank you. John
7 Blumer-Buell.

8 MR. BLUMER-BUELL: Thanks. I would just ask the
9 Planning Department to take a look at the current zoning
10 regulations, because right now what's island appropriate on
11 ag land is the first dwelling is supposed to be a farm
12 dwelling, and we have all this building that's really
13 unplanned development and out of control because people are
14 not following the law. So I think if you tie it, right now
15 if you tied island appropriate to the existing laws, that's
16 what we have is island appropriate right now. So maybe
17 tying it back into the existing codes. Thank you.

18 MS. WADE: Hans.

19 MR. MICHEL: In Lahaina or Launiupoko they're

20 condominiumizing ag land, so I think we should take care of
21 that also. I don't think they followed the footprint of the
22 Planning Department.

23 MS. WADE: We did have a suggestion about the
24 subdivision of ag lands, for affordable housing only, on
25 both Lana'i and Moloka'i, and maybe that's something that

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1 you want to discuss as an additional policy statement. Joe.

2 MR. BERTRAM: Just to kind of follow up on what
3 Tom was saying, the current general plan, we don't refer to
4 it at all. We can, we can look at it, but the developers
5 don't. When you get down to project-specific things coming
6 before the Planning Commission you're really looking at the
7 community plans and of course our zoning laws and
8 subdivision standards. So the language we are looking at is
9 this broad vision, so it's really trying to get an idea of
10 this is what we're looking at, and then distill it down to
11 the specifics within the island general plan and the
12 community plans.

13 So I encourage the other folks tonight to really
14 look at this broader vision. I'm glad Stan brought this
15 wonderful document that helps delve into the discussion a
16 little bit more. I myself like "island appropriate" because
17 you're basically saying something that's related to the
18 island. Right now it isn't. As you say, you can look at
19 the houses now and maybe they don't, but that's not what

20 we're looking at. We're looking at what we're trying to
21 achieve, and if we keep our focus on that in broad terms
22 right at this point and then move down to the more specific
23 stuff.

24 MS. WADE: Perhaps we should move on to the supply
25 objective, and we will have more discussion about this too

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1 with the second objective. This discussion is really
2 reflected in the policies below. Are there any comments on
3 214 through 221? Susan.

4 MS. MOIKEHA: In regards to 214, in providing this
5 emergency transitional long-term housing for the homeless
6 population, I don't know if that's the issue. We had
7 testimony from Maude Cummings who is with Family Life
8 Center. Her organization has established the first
9 emergency shelter for women and children. And other than
10 that, I don't know of any other emergency shelter that we
11 have on this island. One of the things that she did mention
12 was the fact that the streamlining of the permitting process
13 and how they were caught up in that the way it currently is
14 processed.

15 So I don't know if it's appropriate to say that
16 they should have streamlining or maybe they should have some
17 exemptions comparable to what other projects or developments
18 would normally be expected to comply with. I mean we're
19 talking about emergency shelters for the homeless. So

20 that's my thoughts on that. I'm kind of disappointed that
21 this is all we have to say in regards to housing for the
22 homeless. I think if we were in Waianae and we had that
23 visual impact, I think we might add a few other things to
24 this regarding the homeless population. I do have something
25 to add, so if you want me to wait to the end I can do that.

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1 That's my comments on 214.

2 MS. WADE: Are there any other comments on 214?

3 Lucienne.

4 MS. DeNAIE: I very much support what Susan is

5 saying. It strikes me that maybe rather than "provide,"

6 what you want to do is like define that a little bit more in

7 terms of how this is all going to happen. The streamlining

8 is very important. I've heard these horror stories too,

9 it's like we're trying to do the good thing and you can't

10 even get a certificate of occupancy. So we need to look at

11 the intention of a project in order to see where its

12 regulatory framework should be. So that's something I think

13 if we can express this in here in some way, and wherever it

14 needs to be implemented more strongly in other language that

15 would be good. I would like to see that intention go into

16 this statement.

17 Also, there is a phenomena right now, there's

18 people that are providing emergency homeless intervention in

19 their own homes, and they're basically penalized for it,

20 especially in an agricultural area. I know friends who have
21 set up tents and shelters just taking in families. So I
22 don't know if there's any way that we can work and make it
23 so that there's a variety of options. Not just brick and
24 mortar sort of things, but ohana programs that can be deemed
25 as legal to help meet this crisis. The idea is to serve

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1 people, not to make people break the law.

2 MS. WADE: Thank you very much. Kehau.

3 MS. FILIMOEATU: I'm going to go down to 218.

4 MS. WADE: Does anyone else have more on 214?

5 Jeanne.

6 MS. SKOG: I'm trying to understand the point of
7 saying emergency transitional and long term, and I am not
8 versed in the homeless housing situation so it may be simply
9 having someone explain that. Is the point really to provide
10 housing for homeless, and why we would need to qualify it
11 beyond that at this stage. It could be that qualifying the
12 type of homeless housing might come at the implementation
13 stage, but at the visionary it would seem we'd want to take
14 care of people who are homeless.

15 If we went that way, one thought I had would be to
16 say as part of an overall program to address the challenges
17 of the homeless population, or something like that. So it's
18 not just about putting someone in a building, but there's a
19 lot more that needs to happen to truly take care of the

20 homeless population. So we'd want to recognize that this is
21 a piece of a larger effort.

22 MS. WADE: Great. I understand that.

23 MS. SKOG: The second thing I had was on the
24 objective itself. It's just worded kind of -- it's not
25 clear to me. So it says "eliminate the housing deficit for

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1 residents of all income ranges." I think I know what this
2 is trying to say, but I think it could be more precise,
3 because are we trying to eliminate deficit at the \$1 million
4 and up range as well? I mean it's just not clear. And I
5 don't think that's where it's trying to go, I think it's
6 probably more along the lines of workforce or something
7 along that line. But all income ranges I think should be
8 more precise.

9 MS. WADE: Could we end that statement after
10 "residents"?

11 MS. SKOG: That would be my recommendation.

12 MS. WADE: Joe.

13 MR. BERTRAM: Joe Bertram. Just on 214 also, I
14 think I kind of like putting it together with "low and
15 moderate income" because one of the things that they
16 discussed was really incorporating all types of housing in
17 every neighborhood. So you talk about this in several of
18 these, not concentrating. So maybe just one simple thing
19 saying, "to provide emergency transitional long-term

20 housing" and ensure that low and moderate housing is there,
21 so it's all included everywhere. So we never have to put
22 these huge things that they've done for Waianae up. That
23 each neighborhood will have something within it that will
24 accommodate just about every level.

25 The only other thing that I wanted to put in here

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1 that's not listed in here, when you say, "eliminate the
2 housing deficit for residents of all income ranges," I'd
3 say, "by eliminating single use zoning." That's probably
4 the biggest major culprit in not having land available for
5 housing is the single use zoning we have right now. You can
6 only have businesses, you can only have commercial, you can
7 only have residential. And this is what they talked about
8 with mixed use and mixed income. If we just say we're
9 eliminating single use zoning, that will open up all of
10 Kahului and major parts of Kihei to housing where right now
11 we have parking lots and shopping centers.

12 MS. WADE: We do discuss that in the second
13 objective. The only reason I hesitate to put that in the
14 first objective is Lana'i is concerned about mixed use
15 because they don't really have any mixture of use. They
16 really like the consistency of the community as it is. But
17 I think we can definitely hit that hard in the second
18 objective where we talk about mixed use, because it does
19 exactly what you're saying. Hans.

20 MR. MICHEL: The homeless housing in Lahaina with
21 Charley Ridings is a very good example, because it's clean,
22 it's neat, it's organized and disciplined. Because there's
23 a lot of people who are homeless not because they're doing
24 their daily duties, and that also has to be seen. Because
25 you don't come off the airplane and three days later you

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1 apply for a homeless shelter because you couldn't make it in
2 Honolulu. So all this kind of stuff we have to put
3 together, otherwise we're only going to work for the
4 homeless with our tax dollars.

5 CHAIRMAN CANNON: Dick.

6 MR. MAYER: Dick Mayer. On 214 I think we're
7 mixing several different things together. I'd like to
8 restructure that and read it something like this, "Provide
9 the homeless population with emergency housing and
10 transitional programs." We need both housing and we need
11 the programs to go along with it. The long term should be
12 somewhere else. There's a real need to take care of
13 homeless people at that moment of crisis, get them into
14 something. There's a second objective somewhere else that
15 we may want to put in there how we take care of the long
16 term, then that goes for all affordable people.

17 MS. WADE: Thank you.

18 MR. MAYER: Provide the homeless population with
19 emergency housing and transitional programs to get them off

20 the beaches and places where they may not want to be into

21 something, and give them the programs to make that

22 transition, the counseling, to get them into something

23 better.

24 MS. WADE: Stan Franco.

25 MR. FRANCO: I don't want to say too much, because

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1 I can say a lot. I've run a homeless shelter for five
2 years. I've been working on the housing issue since 1988,
3 so I know a little bit about this area. The definition for
4 emergency housing for homeless population is six months,
5 zero to six months. Transitional housing is up to two
6 years. So it's definitely a definition by the federal
7 government. There's also a definition now called Housing
8 First, which is another option where you put people into
9 housing, and then you provide the support services. You get
10 people into housing. This is where the federal government
11 is currently focusing. Again, Housing First is another
12 option.

13 These are all different options for the homeless
14 population. The programs are in addition to the housing, so
15 there would be supportive services for drug abuse programs,
16 mental health programs, job skills training, all the
17 different programs that would be added on. So I don't know
18 how to say that in particular. But you know, again, folks,
19 I have a lot of stuff here on my sheet, and one of the items

20 if you look in the back on objective 2C it says, "Encourage
21 the building of senior citizen and other special needs
22 housing, including shelters for the homeless within
23 residential developments." It talks about the housing
24 programs. One of the problems with the homeless population
25 is not being able to find places for them, to build shelters

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1 for those folks.

2 So I don't know what to speak to this issue in
3 214, whether we should change it, but emergency means one
4 thing, up to six months, transitional is up to two years, so
5 it's a housing. There's no long-term housing definition for
6 the homeless population. The one that I hear now with the
7 US Government is Housing First as another option for the
8 homeless population. Long-term housing would be for the
9 general community. And what you want to do is get the
10 homeless population into a shelter operation, get them
11 treated, and then move them into long-term housing.

12 MS. WADE: Susan.

13 MS. MOIKEHA: Susan Moikeha. I have to agree with
14 Stan's interpretation of that. I too serve on a homeless
15 alliance committee in the county, and it's a group that came
16 together from various agency representation, and our
17 clientele are a lot of the homeless population. It's
18 important to distinguish between the differences here.
19 Emergency, as it was already indicated, is really

20 short-term. And you take people in at that moment. It
21 doesn't matter where they are in their lives, what they're
22 doing, they could be drug addicts, they have a safe place to
23 sleep at night. And usually in the daytime they're asked to
24 leave the shelter, and social services steps in to work with
25 them.

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1 Transitional are your shelters, the two shelters
2 that we have on this island on the west side and Wailuku.
3 And then it's a process, so you take them from emergency,
4 where they are in their life, and you move them so they can
5 meet the qualifications to enter transitional. Transitional
6 housing, such as shelters, requires a lot. You can be on
7 certain medications prescribed by your doctor and you will
8 not be allowed to center that shelter because of your type
9 of medication. It's a transitional from one type of housing
10 to the next. I think this whole thing is really important,
11 and maybe some of the other things that have been mentioned
12 can be a separate item to that or policy to that.

13 Along with that, what Jeanne had said and also
14 what Dick had said, the social service programs is what
15 makes these things work. These people need a lot of help,
16 and it's the social services of the county, the non-profits
17 that step in to provide that help for them and help them
18 through this transition. So I think that's really
19 important, and maybe that could be incorporated into another

20 section, or maybe we need to connect it back to social
21 services also.

22 MS. WADE: We did talk about that a little bit in
23 the social services discussion last time. I'll tell you
24 what I heard you say on this one. I certainly heard Dick's
25 rewriting. I certainly heard you say the process needs to

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1 be streamlined, expedited, and that support needs to be
2 given to community members that are housing the homeless.
3 It needs to be viewed as a comprehensive program with social
4 services incorporated. So what I'd like to do is try to
5 take all those things that you said and rework that
6 statement to make it say what you have said.

7 MS. MOIKEHA: It might mean that you have to
8 separate it, too. I don't know how all that could be
9 incorporated into one statement.

10 MS. WADE: Absolutely. We'll see what we can do
11 about it. Any more on 214? How about 215? Stan.

12 MR. FRANCO: Referring back to the Maui GPAC
13 February 24th document that I have no authorization or I did
14 not write, under B it's a reference to 215. And the wording
15 that I came up with, "Change county laws to expand the
16 development of ohana cottages on lots of 6,000 square foot
17 or more, and to use various housing construction methods,
18 including manufactured homes, trailer homes, and so forth as
19 affordable housing options."

20 The second part of that issue -- the first part
21 came from our Housing For the Local Person meeting that we
22 had with Chris Hart. He suggested that, and our group
23 recommends that. And the second part of that what came from
24 our Talk Story sessions that we had in June and July of last
25 year. We ran across, HLP ran across the island, and this is

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1 a very strong issue that came up, that we needed to use the
2 various housing options so that costs would be lowered and
3 people could get into housing.

4 MS. WADE: Thank you. I think a lot of what you
5 have put in here is very good ideas, and most of it is
6 specific enough to be an implementation strategy, if
7 everyone kind of agrees with that. Doug.

8 MR. MacCLUER: The one area that I'm very familiar
9 with is Haliimaile, where we have a sewage treatment plant
10 that was put in in 1960. Now we've continued and it's owned
11 by Maui Land & Pineapple Company. However, the County of
12 Maui gets the revenue from the sewers. The problem that
13 we've had there in particular is the addition of the ohana
14 units without expanding the infrastructure, such as the
15 sewage treatment plant and the roads, where we've got
16 mismatch in ohana units. So I think we need to be careful
17 with where we put ohanas and how we count them so that we
18 don't end up with a problem in infrastructure.

19 MS. WADE: Great. Lucienne.

20 MS. DeNAIE: Doug took the words right out of my
21 mouth, because I support ohanas. I think they're really a
22 great way to have affordable rentals or let your family live
23 on your own land. However, when you have a project and it's
24 billed as one density and everyone builds an ohana it's
25 really a different density. And if the infrastructure needs

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1 don't match, you're just creating problems for every future
2 planner and everybody in the county and all the residents of
3 that neighborhood. So it seems like what we want to do in
4 terms of the ohana phenomena is that we want to plan so
5 there could be capacity to receive ohanas. And there may be
6 some places where they're just not as appropriate, but
7 everybody wants them. You know, I built one, everybody
8 wants them because they give you either extra income or
9 extra space or extra guest room. So we need to figure out a
10 way to do it right and to minimize the impacts.

11 And also I don't know, probably this doesn't
12 belong in this particular discussion, but are we going to
13 promote family subdivisions in any way so that they can
14 provide affordable housing, because that's kind of a low
15 hanging fruit. Many families have chunks of land and
16 they're treated like criminals if they want to subdivide it
17 for their family.

18 MR. SUMMERS: Thank you, Mr. Chairman. We do have
19 some policies and regulations relief, if you will, for

20 family subdivisions in our subdivision ordinance. Certainly
21 we can look at strengthening some of those provisions. I
22 think it's an excellent idea, and we will make a note of
23 that.

24 MS. WADE: John.

25 MR. BLUMER-BUELL: John Blumer-Buell. This is

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1 right from the existing Hana Community Plan, but I think
2 it's appropriate to what Lucienne is talking about. This is
3 really important to the Hana district right now because we
4 have I think thousands of acres of hui and kuleana lands in
5 the Hana district, thousands of acres, and people have title
6 to them. "Consider alternative regulatory frameworks to
7 facilitate family residential use of Hawaiian hui and
8 kuleana lands." And I'd like to see that somewhere in the
9 policies. That's a countywide problem.

10 I know of many specific instances with hui and
11 kuleana lands where the government is standing in the way of
12 the lineal descendants from using their own lands. We
13 really need to fix it. We could have hundreds of affordable
14 houses built very quickly if there wasn't a regulatory
15 framework that was stopping people.

16 MS. WADE: That's a very good point. Great, thank
17 you. Susan.

18 MS. MOIKEHA: Susan Moikeha. 215, to me, you have
19 to make an assumption, and that is that when you say "expand

20 opportunities for the development of 'ohana' cottages"
21 you're assuming that they will all be affordable, and I
22 don't think you can say that by the way this statement is
23 stated. I think maybe there needs to be -- first define
24 what affordable is. And I like HUD's definition of it, and
25 the definition they have is affordability for a household to

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1 pay no more than 30 percent of their annual income. I don't
2 know if that definition needs to go in here someplace or
3 not.

4 MS. WADE: That one is in the Maui County Today
5 already.

6 MS. MOIKEHA: But maybe there needs to be some
7 kind of trigger in here. Not only provide for the
8 opportunity to build ohana units, because I think everybody
9 is thinking that it's going to be affordable, but maybe a
10 trigger to the owner as an incentive, maybe taxwise, to rent
11 it out at an affordable level.

12 MS. WADE: Real good, thank you. Any more on the
13 ohana, 215? Hans.

14 MR. MICHEL: I think ohana is a wonderful thing,
15 but the problem is you have too many people parking their
16 cars out on the road and you can't get out from the
17 residents because the roads are all choked up, especially in
18 Lahaina.

19 MS. WADE: So some additional site plan review

20 will be needed. Thank you. Tom Cook.

21 MR. COOK: Tom Cook, thank you. Not particular

22 verbiage, but I think we have our finger on the pulse with

23 this affordability appropriateness because we increase

24 density on existing neighborhoods if we don't have single --

25 what was the term, single use zoning. We had a comment from

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1 a public testifier earlier where people bought into a
2 neighborhood with the expectation that this was the existing
3 use. So we really have our hands full with this.
4 Individual landowners, homeowners are going to be affected
5 by this community plan, and I think that not everybody is
6 going to like it. People are pretty liberal about taking
7 away development rights from companies, and they're pretty
8 sensitive about senior citizens, somebody who has lived in
9 the neighborhood for a long time, don't rock the boat. We
10 have our finger on the pulse, that really is the issue,
11 people who have been in the neighborhood.

12 Something as a contractor, if you could do two or
13 three story walkups, apartments to increase density, and
14 have it -- my theory is if it's no higher than a coconut
15 tree then it doesn't have the visual impact. But in Kahului
16 and existing residential areas, or in a lot of our
17 communities. In Makawao I don't know the name, but by the
18 post office there is a very successful multi-family unit
19 that hasn't destroyed the Upcountry ambience or anything. I

20 think that is a real solution to providing affordability by
21 increasing supply, but it's going to take -- what I'm saying
22 is it's going to take us and the community working together,
23 acknowledging peoples' concerns, and sometimes looking at
24 each other and saying get over it, it's for the public good.
25 MS. WADE: Excellent point. Lucienne.

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1 MS. DeNAIE: Building on what Tom has said, we are
2 going to face I think some backlash on some of these
3 policies if they're broad. For instance, the idea that
4 facilities for homeless families would be scattered in
5 various neighborhoods, virtually every neighborhood that's
6 proposed with one of these facilities is going to go -- the
7 businesses or the people are up in arms, whether it's a
8 rural neighborhood with Alan Arakawa's proposal or down in
9 Wailuku. So I'm not sure I know the answer to this, but I
10 think the fairest thing is to say well, everyone will help
11 in the solution to this and it's not just about your
12 neighborhood. That might be one of the steps that we can
13 take that Tom is referring to.

14 Also, are we going to address at all any
15 nontraditional neighborhoods? Like where I live we have
16 some very nontraditional neighborhoods where people have
17 farm lands and they have these kind of off grid lifestyles,
18 and they don't have any building permits and they don't have
19 any solid buildings, either, and right now they're between

20 the cracks. I don't want to name any names or anything like
21 this, but it's not like these people are violating health
22 and safety laws, they have proper sanitation and everything,
23 but there's no place for them to go.

24 I see as younger families are moving back to the
25 land that some people actually want to live lightly on the

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1 land. And it's affordable too, it allows young people to
2 get an easy start because they don't have to invest \$300,000
3 in building a sticks and mortar sort of house. So is there
4 any way we can include something that covers that in our
5 implementation under the goal of just providing more
6 opportunities for affordable housing?

7 MS. WADE: We do talk in the local culture section
8 I think about Hawaiian style housing and utilizing
9 indigenous practices for Hawaiian home construction. But I
10 think you're talking about something broader where it's a
11 little more freeform style, ignore the building code.

12 MS. DeNAIE: Well, these are more the
13 back-to-the-land types. They're usually not Hawaiian,
14 they're usually younger people, many of whom have grown up
15 here, but they're back-to-the-land types. Just a thought,
16 because in rural areas it is an option, it's cheap. You can
17 build stuff, you don't have to build it out of wood.

18 MS. WADE: Stan's point about multiple different
19 materials, different pre construction, that's going to

20 address that cost as well. Why don't we save that also for
21 the implementation, because how we do it, those types of
22 specifics will come a lot later. I think that's something
23 we will need to remember to include then. Stan.

24 MR. FRANCO: Erin, I want to suggest to all the
25 GPAC members that if we can stick to each of these policy

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1 statements and go down the line. Because in addition to
2 what we have here on item number one under objective number
3 one, Na Hale O Maui has a couple of added objectives, I have
4 several added objectives. You know, if we can stick to it I
5 think maybe we can work through this a little bit faster. I
6 don't know if everybody agrees with me on that or not. If
7 we're free flowing on all the issues about housing, and
8 there's so many issues on housing, we might not be able to
9 get through this.

10 MS. WADE: Perhaps what we should do is I'll ask
11 you if you agree with a statement, and if you do we can move
12 on. If you disagree, we can talk about it. Then at the end
13 before we get to the next objective you can tell me if you
14 want to add something in addition to what we've already got.
15 How does that sound? Is that a thumbs up or a hand up?
16 Hans.

17 MR. MICHEL: About the ohana, it's a very nice
18 thing to have, but if you make a new subdivision why don't
19 we make those a duplex? When you have a duplex one goes in

20 on the right, one goes in on the left, and you can make it
21 two-story and it looks neat and clean. Everybody adds
22 another shack in the back yard for make a couple bucks. If
23 we make a new neighborhood we should make it nice and clean.
24 MS. WADE: We will add that to the implementation
25 section. Any concern or discussion about 216, "Work with

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1 lending institutions to redefine lending criteria." Susan.

2 MS. MOIKEHA: Is there anybody here that has
3 experience in the lending institution? Because I'd like to
4 know, can they really redefine criteria, is that reasonable?

5 MS. WADE: It is reasonable. They have done it in
6 other areas. Right now a lot of the lending is based on
7 square footage, and they will encourage you at times to
8 build your home larger, not necessarily better quality.
9 Even let's say a 1200 square foot home meets your needs.
10 The average size home is 1800 square foot, so the lending
11 institution may encourage you to add that addition just so
12 that you meet their criteria.

13 MS. MOIKEHA: I just wanted to know if that was
14 realistic.

15 MS. WADE: How about 217, any concern or
16 discussion about that, "Work with major industries to
17 develop workforce housing." Jeanne.

18 MS. SKOG: Would that be work with major
19 developers?

20 MS. WADE: Not necessarily. It may be resort,
21 hotel areas, it may be any major industry that's adding on
22 or that's new, to provide housing for their workers as well.

23 MS. SKOG: Right, but they would still be a
24 developer then, wouldn't they?

25 MR. MAYER: Probably the right word is "business,"

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1 "work with major businesses." It could be a hotel or a
2 shopping center or whatever. Industry is much broader. You
3 don't work with the whole hotel industry, you work with a
4 particular entity.

5 MS. WADE: So are you suggesting change that to
6 "business"?

7 MR. MAYER: Work with major businesses and that
8 could be a developer, it could be a hotel, it could be a
9 shopping center.

10 MS. WADE: Great. All right, any others on that?
11 Warren.

12 MR. SHIBUYA: Use a smaller word. Instead of
13 "proximity" just use a simple word, "closer to work."

14 MS. WADE: Closer to work. 218, "Create
15 incentives for transit-oriented neighborhoods."

16 MR. MAYER: What does that mean?

17 MS. WADE: Transit-oriented generally means it's
18 built in a density that transit is able to serve, public
19 transportation.

20 MR. MAYER: So the word "public" is missing.

21 MS. WADE: Public transportation. Joe.

22 MR. BERTRAM: So could you add on that

23 "transit-oriented walkable neighborhoods"? Thanks.

24 MS. WADE: You've got it. Kehau.

25 MS. FILIMOEATU: That was my question in the

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1 beginning, I didn't quite understand what this meant, what a
2 transit community was going to be, and why did we have to do
3 incentives for such a community. But you are looking for
4 transportation. It's like a transportation hub, is that
5 what you mean?

6 MS. WADE: Basically, yes. That's a nice way to
7 summarize it. Suggesting to "concentrate housing near
8 transit hubs." Joe.

9 MR. BERTRAM: Joe Bertram. Basically you're
10 looking at you design your transportation system, and then
11 once you know where the rail is going, where the trails are
12 going, where the buses are going to go, then you put your
13 higher densities around where the stops are. So you can get
14 more people to live near those stops and they're more likely
15 to be using them.

16 MR. MAYER: When Wailea was first proposed, A&B
17 said there would be an internal transportation system within
18 the project, because they said one third of the units there
19 would be housing for employees of the hotel as part of their

20 application. It never happened, but that's the concept.

21 MS. WADE: Jeanne.

22 MS. SKOG: That would seem to go into the next
23 objective.

24 MS. WADE: We agree with you, yes. Hans.

25 MR. MICHEL: Excuse me. Since you are the

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1 Planning Department, I'd like to know why it never happened.

2 What's the catch? There's so much things going on, nobody

3 ever tell us nothing. Isn't there somebody in the Planning

4 Department can tell us what was the reason?

5 MS. WADE: You guys want to settle that later?

6 How about on 219, Streamline the review process for

7 affordable housing development and for both single and

8 multi-family projects. Stan.

9 MR. FRANCO: Stan Franco. Under that GPAC form

10 that I gave you, E on the first page says, "Compress and

11 streamline the entitlement and permit processes of State and

12 Maui County to decrease the county cost of projects by

13 developers." I've heard this so many times in so many

14 conferences that there's a big issue, that it seems like we

15 need to reform our regulatory system so that our builders

16 and our developers can have a lower cost, and that of course

17 hopefully will be passed on to us, the consumer.

18 MS. WADE: Joe.

19 MR. BERTRAM: Just to follow up on that, I think

20 what we need to put in there as well is how we do that, and
21 basically it's through the use of specific plans. Our
22 process now is so long because we start with very
23 generalized zoning and language, and then we force
24 developers and planners then to go through this long agency
25 review. And come the other end it's nothing relating to

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1 what the community thought they were going to get. So if we
2 make specific plans involving the community, then it's easy
3 to say, "you build this and you get your permit."

4 MS. WADE: So you're saying the public should do a
5 better job of defining what we want at the front end.

6 MR. BERTRAM: That we allow them to do that,
7 right. That we actually put the public at the front, and
8 then we come up with specific plans that are easily
9 permitted at the end.

10 MS. WADE: Understood. Great, thank you. Chubby.

11 MR. VICENS: Chubby Vicens. I'm kind of lost in
12 this, because we're saying streamline review for affordable
13 housing projects. Now, part of any development is tied to
14 affordability. And if you can't move the development
15 through on a quick process -- are you really saying split
16 the approval process? Get the affordable passed and not the
17 rest of the project, or are you talking about taking
18 everything through and guaranteeing that affordable homes
19 are being built?

20 MS. WADE: That's a good point, now that we have
21 the new bill.

22 MR. VICENS: Your opening statement says, "island
23 appropriate for everyone." The objective says, you know,
24 "eliminate housing deficit for all residents." Then we get
25 down to 219 and we get very specific about affordability

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1 only. What about the gap market people that live in our
2 community?

3 MS. WADE: That's a really good point. Maybe we
4 need to discuss that. We will discuss that.

5 MR. BERTRAM: Could I just add to that as well?
6 Chubby brings up a great point. And really when I saw the
7 affordable part it sounds nice, but the reality is that if
8 we can actually make specific plans that do everything we're
9 asking to do in this, that would include mixed use, it would
10 include mixed income, and you would have the more expensive
11 homes in that as well. So the developer should know that
12 they can actually move forward with their whole project
13 because they've done all the stuff and it matches the
14 specific steps the community has come up with. So you get
15 the economic incentives for it as well. Many times these
16 affordables are paid for by the mix that they have in there.

17 MS. WADE: We will rework it to state something on
18 what Joe was saying then. Stan.

19 MR. FRANCO: Just use my language. It doesn't

20 have anything about affordability in there.

21 MS. WADE: Lucienne, did you have something?

22 MS. DeNAIE: Yes. Where are we going to define

23 what streamline is? Does streamline mean we don't do any

24 archeological review because it takes too much time? Does

25 streamline mean we don't have to think about the impacts to

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1 the water system? What does streamline mean, who doesn't
2 review it?

3 MS. WADE: We will probably define that as we get
4 to the update the zoning ordinance section. Once you get to
5 the community plan level then we will start updating the
6 zoning ordinance, possibly developing design guidelines
7 which would act as another guidance tool. So that's where
8 all of that can be defined. But streamline right now just
9 basically means clarify your expectations and expedite the
10 process.

11 MS. DeNAIE: Well, like just from people that go
12 and try to get building permits, just ordinary people, it
13 would be very helpful if their papers didn't get lost. That
14 would really streamline the process.

15 MS. WADE: Tom Cook.

16 MR. COOK: I'd like everybody to know we're doing
17 two things at once. Now that the housing ordinance is law,
18 in order to get a building permit you need an additional
19 signature, which is the Department of Housing. They're

20 doing a good job. I did that today. Fortunately it was an
21 affordable house, so no problem. But that's the result. In
22 order to make sure that people comply you have to have them
23 sign off. In order to have them sign off we've added
24 another layer of the bureaucracy. It's something to be
25 aware of. They are efficient, they were very aware of the

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1 fact that that they were adding to the process. But when we
2 go through the budget to make sure that the county has
3 adequate funding and personnel and facilities to implement
4 these laws, that is one of the best ways that we can impact
5 how efficient and how timely it is, is that there's enough
6 personnel to look at it and their workload is reasonable.

7 But please, every time you talk about teeth,
8 there's a lot of teeth out there as it is, what you can and
9 can't do and wading through it. I just wanted to share that
10 with you. Now you have to get one more signature because of
11 the housing bill on a building permit. And I'm not saying
12 it's a bad thing, but it's one more signature.

13 MS. WADE: Thank you for sharing that. John.

14 MR. BLUMER-BUELL: I just wanted to give an
15 example, and maybe it's appropriate to do it in another
16 section. But we had an affordable housing project approved
17 in Hana a couple of years ago, a 201(g) fast track, and in
18 the process of that they overlooked input from the community
19 that was indisputable, and that was that the affordable

20 housing project is in a flood zone. I think there's a good
21 chance that we are going to lose some of these houses at
22 some point. I think Joe's suggestion of getting the
23 community involved early on is important.

24 Right now we have a hundred acres proposed for
25 affordable housing in Hana. The entire hundred acres, the

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1 title is in dispute. So it would be nice if we got the
2 title issues always straightened out first before we jump on
3 to a fast track, because otherwise it just leaves -- I am
4 not sure how we'd establish a fair process, but the burden
5 is always on the little guy to have to get an attorney and
6 sue to assert their rights. So getting the community
7 involved early on, hopefully that could be a process where
8 the issues were ironed out before we got on to either a
9 state or a county fast track process. Thank you.

10 MS. WADE: Thank you. 220, "Expand access to
11 information about state and federal programs that provide
12 financial assistance to renters and home buyers." Lucienne.

13 MS. DeNAIE: I think this is a good thing. I'm
14 just wondering, is that more like an implementing strategy
15 or does it belong in this section? Is it actually a policy,
16 I mean who does this?

17 MS. WADE: Any number of departments within the
18 county can advise, so the departments need to be informed of
19 the programs. I think if we had listed specific programs it

20 wouldn't be an appropriate policy. But because there are
21 dozens out there, any of those could be implementing
22 actions.

23 MS. DeNAIE: So it will be like a one stop shop
24 that the buying public can go to and find out about these
25 different programs, or something like that? I mean what

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1 would this result in?

2 MS. WADE: Yes, there could be all kinds of
3 things, websites developed, there could be a one stop shop.
4 I think we had a suggestion for an ombudsman for housing on
5 one of the other islands, so those could be opportunities.
6 Susan.

7 MS. MOIKEHA: I think what's left out of here is
8 the non-profits. I mean you have programs like MEO, Family
9 Life Center, I don't know if Lokahi does too, but they
10 provide financial assistance. So if we could add the
11 non-profits to that. Also, a lot of what I hear too is
12 multiple applications because of the various segregating of
13 state, federal agencies or even non-profits. So I don't
14 know if this could be implemented better through having like
15 what we're talking about. I mean an essential database
16 where all this information could be given to the public or
17 accessed by the public, but also maybe I don't know if it's
18 possible, one application that could be put on everybody's
19 list.

20 MS. WADE: "Coordination and centralization of
21 information. Dissemination." Okay, great, thank you. 221,
22 "Ensure that low and moderate income housing is available in
23 all areas of the county, and is not developed in high
24 concentrations in any single location." Any discussion?
25 Jeanne.

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1 MS. SKOG: I think this would need be clarified.

2 This sounds a lot like the spirit of what is in the
3 objective, with the modification we talked about,
4 eliminating all income ranges in the statement. That would
5 seem to be saying kind of the same thing in a different way.

6 MS. WADE: How about the high concentrations in
7 any single location statement?

8 MS. SKOG: That part, I don't even understand what
9 that means. It's too vague to be -- I mean I know what
10 it's trying to do, but it's not precise enough I think to
11 convey what it's trying to do.

12 MS. WADE: Joe.

13 MR. BERTRAM: I agree. Maybe it could just be to
14 ensure that the low and moderate income housing is available
15 in all areas of the county and is mixed with all other
16 income levels as well. Just basically saying we want all
17 types of housing everywhere. So giving them special mention
18 is good, I think, in the sense that we do want it
19 everywhere. So maybe just adding that might be a way of

20 saying just what the objective is, we want to do the same

21 thing.

22 MS. WADE: That's good, and you have now stated it

23 in a positive term instead of a negative, so that makes it

24 even better. Hans.

25 MR. MICHEL: The county makes all the ruling for

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1 affordable housing or anybody who wants to build something.
2 Why doesn't the state go and build houses affordable for the
3 people? They don't need no rulings they do what they want.
4 That's the way I see it in Lahaina, they never ask the
5 county for anything. When they build a housing subdivision
6 they shaft the county every time with the storm drain, and I
7 can prove it to you in Lahaina what happens.

8 MS. WADE: Chubby.

9 MR. VICENS: Chubby Vicens. I guess the question
10 is what happens to projects where you have got units one,
11 two, three, and four, is that considered a concentration?
12 You have got 300 or 400 across the street. You probably
13 will have another 300 or 400 at Sterling Kim's project over
14 there. Is that a concentration? I don't know that the 10
15 acre or the 10,000 square foot lots will make a difference
16 and kind of soften the blow, but you have still got that
17 impact of putting it all in.

18 On Oahu they developed, with great ideas and
19 hopes, they developed Kuhio Park Terrace. It turned out to

20 be the biggest ghetto this side of New York, and you can't
21 stop it. You have got to be able to think about the social
22 and economic ramifications when we lump a single group of
23 people together and say -- basically we're saying to them
24 this is all you're worth. I think we have got to be very
25 sensitive about that. We've got to make sure, as Joe says,

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1 blend them in with the community.

2 In Haliimaile, for instance, we have got 168
3 potential units and about 26 or so affordable. We're making
4 it a point when we lay out subdivisions not to have them
5 next to each other. We are going to spread them throughout
6 the community. So that although their homes will cost them
7 less and will appreciate faster, we can put in CC&R's that
8 will control that kind of thing with the help of some of the
9 non-profits that are out there now. I think you have got to
10 make them feel good about what they're doing, and not help
11 them up with one hand and push them down with the other. So
12 we have got to think about that when we make the final
13 decisions. Thank you.

14 MS. WADE: Thank you, that was a great example.
15 Tom.

16 MR. COOK: That sounds good, and I agree with it.
17 I'm curious about resort areas. I read two things into
18 this. It's like obviously -- when I say obviously, I sense
19 the desire not to have concentrations to low and moderate

20 income housing so that the quality of the diversification is
21 implemented, it's part of the community. I don't know how
22 practical that is in the resort communities. If we don't
23 want to build second and third ultra high luxury homes
24 that's an issue all to itself, but this particular thing I
25 wouldn't want to encroach into that.

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1 You're not really going to have low and moderate
2 priced homes in Wailea, Kapalua, some of these areas that
3 have destination resort mega homes. So I would just say
4 instead of all areas, there again, I don't really give a rip
5 about that, I'm trying to be realistic, okay. So "ensure
6 that low and moderate income housing is available in all
7 areas of the county and is not developed in high
8 concentrations."

9 It says that in all areas in the county, and
10 that's the one phrase that I would be concerned that
11 somebody is going to do a particular development and you
12 have to have your affordable component in it. And everybody
13 agrees oh, it's really impractical for this particular
14 market. Thanks.

15 MR. HUNT: Tom, I think the intent of the policy
16 is just an overall goal. And when they talk about area,
17 they're talking about region and location, not a specific
18 project. So even though, generally speaking, we want our
19 housing to be intermixed and we don't want people

20 segregated, there are instances where I think we actually
21 don't want housing intermixed, particularly in a resort
22 area, because there's more loud noises, people are on
23 holiday, they're having a good time until late in the
24 morning. You don't want somebody who has to get up for work
25 the next morning living next door to that. So there's

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1 examples where we actually don't want to mix the housing.

2 It's just an overall goal, generally speaking, but not every
3 single development.

4 MS. WADE: Joe.

5 MR. BERTRAM: Basically Dick brought up earlier
6 about Wailea being actually designed as a multi-use and
7 mixed income community, and that's what the community wanted
8 at that time. It is doable, it's not undoable. Actually we
9 can make communities and neighborhoods in places where we
10 have developed as resorts. It is already happening. In
11 Wailea they're already putting in these multi-use family
12 units, but they're also putting in a town center, they're
13 going to have a post office. They can develop lower income
14 homes around those town centers. We can start to mix in our
15 resorts.

16 My goal is actually to get rid of them. That we
17 actually do have neighborhoods, that we do have places where
18 everybody lives everywhere. This is such a small island,
19 and our heritage has been, at least in my neighborhood, that

20 you had rich people and then the beach shack and then you
21 had rich people and then you had the beach shack. Everybody
22 was quite satisfied with that. It's just our land use laws,
23 and as Dick brought up, as the developers went forward they
24 came up with their own visions that were accommodated,
25 instead of our actual plans that we wanted. We just need to

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1 switch that back and get back to the community's vision of
2 always everyone living everywhere.

3 MS. WADE: Doug.

4 MR. MacCLUER: Doug MacCluer. I think this is
5 unrealistic and that we should probably leave the last part
6 of this sentence out, not developed in high concentrations
7 in any single area. Different lands have different values,
8 which the market controls. If a developer buys a piece of
9 land and he pays a lot of money for it, it's different than
10 if he buys a piece of land that has a lower value. He's
11 better able to build affordable housing. So I think we
12 ought to leave that part off, in my opinion.

13 MS. WADE: Lucienne.

14 MS. DeNAIE: Well, if we have the noble ambition
15 that we want people not to have to drive everywhere, be able
16 to walk to work and so forth and so on, I believe that there
17 are models of other resort area oriented places that
18 actually do provide places for people who can only afford to
19 work at a resort and not go to a resort, but are either

20 employees of the resort or nearby businesses or some sort of
21 related thing. There just needs to I think be a shift in
22 perspective, kind of like Joe's says, as to how this can be
23 done, like a more flexible program.

24 I live in a mixed neighborhood. There's like huge
25 mansions worth millions of dollars and I live in a little

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1 shack, and it's not a horrible thing except when
2 millionaires decide that everything should be like their
3 mansions. So I would say if there's a way we can work with
4 Kapalua and Wailea.

5 In fact, when you talk with people one-on-one,
6 some of the resorts in Wailea had to build housing for some
7 of their workers because they couldn't get workers to drive
8 that far. So there probably is a way to do it. I don't
9 think we need to use the hammer, but I don't think we should
10 give up, either.

11 MS. WADE: I think Joe's suggestion to state it in
12 the positive, to say "disburse throughout the community"
13 kind of addresses what you are getting at, and it opens it
14 up a little bit more. Jeanne.

15 MS. SKOG: I agree. I mean I know of examples of
16 very high-end resorts which have incorporated affordable
17 housing. I am concerned about us stigmatizing our own lower
18 or moderate income housing, and the people who are living in
19 it. So we have to keep that away from the high-end areas?

20 What kind of community are we really creating if we
21 ourselves are stigmatizing whoever is living in there, as
22 though we have to sort of keep it away from the visitor or
23 whatever the case may be. I understand the need to preserve
24 a certain ambiance or whatever the case may be, but there
25 are examples of doing that with the mix of housing. There

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1 are models of that.

2 Along those lines, and it may not be in here, and

3 it's not I'll bring it up later, but somewhere an objective

4 about "creating communities that foster social capital."

5 That would speak to this mix and what's in the community

6 that you create and all of the amenities with it, but social

7 capital is about our social ties being an asset to the

8 strength and vitality of our community. So wanting to look

9 at building communities that do that, that foster it.

10 MS. WADE: Thank you. You remember last time we

11 reviewed social services and public facilities and then we

12 split it into two. The last objective on there was about

13 public safety, and we ended that to expanding it to be

14 public safety and community cohesiveness, and I think the

15 policy you have suggested would go perfectly under that.

16 MS. SKOG: Social policy is not about security or

17 safety.

18 MS. WADE: But it is more about community

19 cohesiveness and pulling together, using each other's

20 resources, and that is sort of what it has been expanded to
21 do. So hopefully we will distribute that to you on Saturday
22 so you will get a copy. Tom.

23 MR. COOK: Jeanne, you said that really well.

24 It's almost like reverse exploitation. It isn't like
25 keeping the poor local folks away from the rich folks so

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1 that we don't pollute them, it's that we don't dilute the
2 value and the taxable. I'm just saying that, to me, it's
3 the very low density, extremely high-priced, nobody living
4 there, very lucrative from a tax base. It's debatable on a
5 lot of social levels. I'm just saying when you look at the
6 social tax revenue et cetera, whereas if you take a
7 community that's multi- million dollar homes and you start
8 fussing with the economics of what Doug was saying earlier,
9 I believe it's like we're maybe attempting to achieve a
10 certain social goal at a cost of making our tax base
11 complex.

12 Part of the affordability for housing is we're
13 going to have to have tax subsidies, a whole bunch of people
14 living in the neighborhood. Right now the way that our tax
15 laws are if somebody sells, everybody's goes up. So if
16 somebody has a house in perpetuity and it's an affordable,
17 and it's \$300,000 and then a \$700,000 and then a \$500,000
18 and then a \$1 million, we are going to be working with how
19 we appraise value and how we tax land. It's not a bad

20 thing. Again, it's just something we need to be conscious
21 of that's one of our challenges. We're going to be making
22 changes in the way we tax. I'm more like don't keep us out,
23 but let's keep them in.

24 MS. SKOG: I get where you're coming from and I
25 can support that. I'm just saying I don't think we have to

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1 give up the other to get to what you're trying to do.

2 MS. WADE: I heard two policies there. The social
3 capital and the policy on taxation, which we heard at the
4 other two islands as well.

5 MR. BERTRAM: Joe Bertram again. I think what
6 you're really seeing as our resorts mature, as they are,
7 they're tearing down some, they're replacing them with
8 others. But resorts worldwide are moving towards a more
9 real experience. That's what people are looking for.
10 They're no longer looking for being separated out and put on
11 a golf course with a swimming pool. They really do want to
12 visit the places and they want to experience them. They
13 want to experience going to the store with the people that
14 live there.

15 So I think this starts to set us up for that next
16 wave, and it really benefits us at the same time. We get
17 the type of people that we want and the type of customers
18 that we would like to serve, people who are looking to be
19 our friends as well as our neighbors.

20 MS. WADE: Good. Hans.

21 MR. MICHEL: Jeanne said it right, all over

22 Lahaina, Kaanapali 20/20 plans to make a housing subdivision

23 with about 51 percent affordable, gap housing and a few

24 higher end ones. But the Pukuli community, the big shots

25 over there on the hillside do not let them use the road. So

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1 Kaanapali 20/20 or Kaanapali the local corporation has to
2 build a new road so we can let the cheap guys go around the
3 guys with the money in their pocket, and I don't think it
4 was fair. And what was even sadder to say, half of that
5 road belongs to Maui County for so many years, but nobody
6 really had the biting teeth and tell the guys where they
7 belong and make that road a four lane road up and down and
8 fix it for everybody, but that never could happen.

9 So you can see when you have money in your pocket
10 the county has nothing to say, I don't care which way they
11 go or what policies you guys keeping. It's happening in
12 Lahaina, come and see for yourself on the weekend.

13 MS. WADE: Are there any other additions to this
14 section? Susan.

15 MS. MOIKEHA: I'd like to recommend three. The
16 first two were from Na Hale O Maui, the testimony given by
17 John Anderson. I'd like to note for the record that I am a
18 member and a board member of Na Hale O Maui, however my
19 testimony to the essentialness or the importance of

20 perpetuity for affordable housing has gone on record prior
21 to my being a part of this organization. I'm just trying to
22 make sure there's not a conflict here.

23 I cannot even think about talking about affordable
24 housing without some component of perpetuity. I think it's
25 extremely important. When you look to future generations

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1 that is the only way you are going to achieve it. We have a
2 Workforce Housing Bill that has a deed restriction of 25
3 years, and deed restrictions are challengeable. More
4 importantly, once that 25 years is up that house goes to
5 market and you lose that affordability for someone. So I
6 strongly would ask this committee to consider that.

7 And along with that, and in direct correlation
8 with that, why wouldn't you want to work with developers in
9 a community land trust to, again, emphasize perpetuity?
10 Right now as part of their compliance to the bill they only
11 have to do it for 25 years, provide those units. So again,
12 it's about perpetuity. So I'd like to add those two.

13 And then I have a next one, and I'll state the
14 recommendation and then I'll give you some background as to
15 why I think it's important. "Maui County should recognize
16 housing as a basic human right along with their obligation
17 to protect that right." And as far as implementation, I
18 would look to either a law or a resolution to that effect.
19 My reason for stating that is that this is part of the

20 National Law Center on Homelessness and Poverty
21 organization, and they are about legislation at a national
22 level. If you are familiar with the McKinney Bintel Act
23 (phonetic), which was probably the first piece of
24 legislation that dealt with homelessness and the rights of
25 those who that affects, and many of those that are educators

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1 will understand what that means for students that are
2 homeless. So it's an important piece of legislation, and
3 this is something that they're pushing very strongly, is
4 that housing is a human right.

5 The basis for that comes from United States
6 adopting in 1947, they adopted under the Universal
7 Declaration of Human Rights, and what that says is that
8 everyone has the right to an adequate standard of living,
9 including the right to adequate housing. Human rights law
10 can be used as an advocacy tool, a model for legislation, a
11 community organizing tool. Placing homelessness in a human
12 rights framework can help reframe the issue as one of basic
13 social justice. So I feel very strongly about that
14 obviously, but I think there's a lot of basis here. When
15 you talk about providing homes for individuals you are
16 talking about everybody's right to have a place to live.
17 Thank you.

18 MS. WADE: I saw a lot of nodding, so I think
19 people are agreeing with you. Dick.

20 MR. MAYER: Dick Mayer. With regard to the two
21 items that were added here by Susan, the housing and
22 community land trust, I'd like to separate I. I don't think
23 the only way to do things in perpetuity is through a
24 community land trust model. I'd like to separate the first
25 line and say, "Promote development of affordable housing

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1 that remains affordable in perpetuity," period. And then a
2 second one that would take the second line and say, "Promote
3 the use of the community land trust model" as a separate
4 item. I don't think that perpetuity should be it
5 necessarily, any affordable housing project should be
6 considered affordable in perpetuity.

7 Then I'd also like to add something else, one
8 thing. There's all this all this thing about housing but we
9 haven't mentioned the word "land." What I'd like to do is
10 give you background. Having been on a community plan,
11 having worked for many years with planning issues, many
12 developers and small individual families have come into a
13 community plan and said, "We want to re-designate this land
14 from ag to residential," and they never develop it. It's
15 like a capital, a form of capital.

16 We have, as was mentioned to us, 20,000 units in
17 this county that have been entitled quote-unquote for
18 residential units. That doesn't even include ohanas, ag
19 lands and many other things. Yet we're talking about the

20 shortage of available housing. I would like to see that
21 entitlement is not in perpetuity. The wording I would like
22 to see is something to this effect, "Encourage community
23 plans to establish time limits on entitlements for all
24 residentially designated lands." It could be ten years,
25 five years, 20 years, whatever they think is appropriate.

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1 An example is Maui Lani has approximately 3,000
2 units. By having that, other developers who may want to go
3 ahead are not being given the right to re-designate their
4 land because somebody might say, oh, there are already 3,000
5 in central Kahului. If they were restricted, you could say,
6 "Okay, you have got 8 years, 10 years, 20 years," whatever
7 it might be. Others might be able to get the green light,
8 and we may have more housing that's affordable that's
9 available.

10 MS. WADE: You're saying they've reserved the
11 right to build X amount of housing, but they don't.
12 Therefore, no one else can.

13 MR. MAYER: Exactly. In other words, if a
14 developer comes in and says, "I want to put a thousand units
15 on this property," and if they haven't done 40 percent or 60
16 percent of it by the end of ten years they lose the rest of
17 their entitlements. They can reapply again, and maybe it's
18 still a worthwhile project, but they don't automatically get
19 it in perpetuity because that's limiting other developers

20 who could go ahead and provide housing for our community.

21 MS. WADE: Thank you. Stan.

22 MR. FRANCO: Stan Franco. I agree with Dick.

23 Knowing the community land trust model and liking it very

24 much as a model, I would hesitate for us as a body to

25 restrict any of our policies to any one particular way of

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1 doing things, both in I and J. Now, in J, instead of create
2 incentives for developers to partner with the community land
3 trust, I would want to make that more open, maybe
4 non-profits. There are different organizations, structures
5 that can provide affordable housing, and incentives should
6 be more broad to include other possibilities and not be
7 restricted to just the Community Land Trust model, which
8 would probably have a lot of the developers working anyway.
9 So I want to create here more opportunity for a number of
10 organizations to be involved.

11 MS. WADE: Susan.

12 MS. MOIKEHA: Maybe we can adopt the language used
13 in the Affordable Housing Bill, which is "qualified housing
14 provider," because that includes land trusts, it includes
15 non-profits as well. I don't know if, Stan, you would be
16 more comfortable with that, because it opens it up to
17 everyone.

18 MR. FRANCO: I'm comfortable with that.

19 MS. WADE: Good. Lucienne.

20 MS. DeNAIE: I support us including the concepts
21 that have been submitted by Hale. I agree with what Stan
22 and Dick have said, that we want to have it broader. I
23 think the language that Susan suggested is a good way of
24 doing that. Does this then belong in this section and we
25 are going to just amend this section?

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1 MS. WADE: I think we'll accept the comments which
2 were to end the first statement at "in perpetuity," and then
3 the second statement, "Create incentives for developers to
4 partner with qualified housing providers to create
5 affordable housing."

6 MS. DeNAIE: Great. Thank you.

7 MS. WADE: Any more additions? Tom.

8 CHAIRMAN CANNON: I just have a couple of them.
9 I'll start with the one which is similar to 221. It's
10 worded differently than 221 is. We spoke quite a bit, quite
11 a long time on that one, but different wording would read,
12 "Strongly encourage mixing affordable housing units within
13 and amongst market priced housing, and discourage the
14 separation of affordable housing from other housing."
15 That's number one.

16 Another new policy I'm suggesting is, "Immediately
17 overhaul the property tax laws such that property value is
18 based upon the purchase price plus an inflation factor so as
19 not to continue the present system that is forcing locals to

20 sell and move away due to rising taxes."

21 Another separate item policy, "Restore the

22 legality of single wall construction with an exemption from

23 the Energy Code wall insulation requirements." Thank you.

24 MS. WADE: Thank you. We did have another support

25 for an additional policy on taxation, and if you could email

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1 me like you did the last time, that would be great. And
2 then your last one sounds like a good implementation, so I
3 will definitely add that to the list. Yes, Stan.

4 MR. FRANCO: Stan Franco. If you go back to the
5 Maui GPAC communication that I sent, under Policies, A, I
6 have "Identify and secure available County, State and
7 private lands suitable for the development of affordable
8 housing."

9 Number C or item C, I have an extra word in here.
10 I am going to change it. It says, "Earmark consistent
11 permanent funding sources for affordable sale and rental
12 housing development." Take out the extra "for" there. On
13 the back I have, "Leverage financial resources for Maui
14 County, State and Federal programs to assist renters and
15 home buyers to acquire housing.

16 H is similar to what Tom proposed. I, "Keep homes
17 and rentals affordable forever when projects are paid with
18 more than 50 percent of Maui County, State of Hawaii, or
19 Federal financial sources." And J, "Make water meters

20 available to affordable homes and rentals before any other
21 residential development."

22 MS. WADE: I think "I" sounds really similar to
23 the one we just added about housing, making it available in
24 perpetuity, so maybe we can combine those.

25 MR. FRANCO: It does have a qualifier with the 50

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1 percent, but it is similar, yes.

2 MS. WADE: Very good. For "J," John is suggesting
3 maybe make water meters and other infrastructure available
4 to homes, because we're focusing on putting homes where
5 infrastructure is available and then where it's scarce, to
6 use it for affordable homes. Good, any other additions?
7 Dick.

8 MR. MAYER: Dick Mayer. I'm concerned that the
9 waiting list that's now being maintained for affordable
10 housing is being administered by the individual developers,
11 and there's no way to control or regulate that. So what I
12 would like to see, and people don't know where they are on
13 those lists, they don't know if they're going to get it, et
14 cetera. So I would like to see, "Establish county
15 administered transparent wait lists by region for affordable
16 housing." So you would have one for Moloka'i, Lana'i, West
17 Maui, Central, that kind of thing, and people can get on all
18 of them or just the ones they want. At least the list is
19 public, it's on the website. That's what I mean by

20 transparent.

21 MS. WADE: That came up on Moloka'i too. Thank

22 you. Hans.

23 MR. MICHEL: Since we talk so much about

24 affordable housing, nobody seems to know what is the price.

25 But if husband and wife works for the county they will not

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1 pass for affordable, they all will go in gap housing. So we
2 have to put affordable and gap housing together so everybody
3 has a chance to buy something.

4 MS. WADE: "Affordable and gap housing," that's a
5 great point. Okay, are we ready to move to the next
6 objective? Oh, I'm sorry, Stacie.

7 MS. THORLAKSON: Thank you. Stacie Thorlakson.
8 Two things. On the workforce housing, this is just my
9 recommendation, perhaps we can also make sure that it's not
10 just a quick put it up and you can hear through the walls, I
11 mean it's not quality made. I would hope that workforce
12 housing/affordable housing would be quality of living as
13 well.

14 And then also what is going to stop the people
15 from the mainland coming that already think that some of our
16 houses are fairly reasonable? We're residents, we can't
17 even afford what there is, and we put more affordable
18 housing on the market. What's going to prevent them from
19 keeping the locals from purchasing those?

20 MS. WADE: Dick.

21 MR. MAYER: I suspect if somebody gets a name on a
22 list it will take two or three or four years to get to the
23 top. That will to some degree deter some people from moving
24 here and saying, I "want to get that affordable house." By
25 having lists that are maintained over a period of time will

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1 more than likely give longer term residents the access to
2 the housing.

3 MS. WADE: Susan.

4 MS. MOIKEHA: I think also the bill itself, the
5 policy bill breaks it down by category. You have to have 30
6 percent within so many different categories, the low, the
7 very low, medium, whatever it is of HUD. So that would help
8 prevent offshore investing, because they've got to provide
9 it for those people in those incomes.

10 MS. WADE: We do need take a short break and then
11 we can come back and discuss the next objective. Is that
12 okay, Tom?

13 CHAIRMAN CANNON: So we will take -- Lucienne did
14 you want to speak now?

15 MS. DeNAIE: Just one thing about income levels.
16 You can move here as a retiree and show no income and
17 qualify for these things, it's just a matter of manipulating
18 your books. So I'm not saying everybody does it, but it's
19 certainly possible for someone who is far better off than

20 many of us here to look like they have no income. I've
21 known a number of very wealthy people who have qualified for
22 all kinds of things because that's how their books looked.

23 CHAIRMAN CANNON: Good point, and that hole should
24 be closed, if we can figure out a way to do it.

25 MS. MOIKEHA: I think also in the affordable

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1 policy it states it has to be how many assets you have, 50
2 percent of ownership of a home in the last three years. I
3 mean there are some criteria to help prevent that.

4 CHAIRMAN CANNON: Okay, we are going to take a
5 10-minute recess. Thank you very much.

6 (Whereupon a brief recess was taken)

7 CHAIRMAN CANNON: I am going to call the meeting
8 to order, and ask Erin to continue on where we left off,
9 which I believe was on 222. Is that correct?

10 MS. WADE: Okay, should we get started?

11 CHAIRMAN CANNON: Yes, please.

12 MS. WADE: 222 reads, "Provide more housing in
13 neighborhoods and urban centers at densities that promote
14 the efficient use of land, infrastructure and public
15 facilities." I got a thumbs up. All right, lots of thumbs
16 up.

17 223, "Revise County laws to support traditional
18 neighborhood designs which incorporate a mix of housing
19 types that are appropriate for island living." All right,

20 you guys are great.

21 224, "Promote infill housing in urban areas at

22 scales that capitalize on existing infrastructure and lower

23 development costs." Hans.

24 MR. MICHEL: I have a question. Since we get

25 Hawaiian home land house, my wife is Hawaiian, I went check

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1 the construction form what they went built, and I think it
2 should hold the hurricane if it's not severe, and that's
3 what we have to watch. If we are going to build something
4 cheap or in a hurry it has to stand up if we are ever going
5 to get the wind of 80 or 90 miles. I mean cheap in money,
6 yes, that I believe, but good in quality, that's the next
7 one.

8 MS. WADE: Stacie made that point right before the
9 break too, thank you.

10 225, "Streamline and simplify government review
11 processes to promote high quality, mixed-income and
12 mixed-use projects." Lucienne.

13 MS. DeNAIE: Lucienne deNaie. Back to streamline
14 here, is there a way we can have some sort of a panel or
15 something that actually suggests some specific ways to
16 streamline things? I just think it would be so helpful.
17 I've seen this language in other community plans it seems,
18 and I don't think we have seen any streamlining to speak of.

19 MS. WADE: That's a great idea. It's a good

20 implementation, a group of people who get permits a lot and

21 how to make it go faster. I think Tom is volunteering.

22 Stan.

23 MR. FRANCO: This has been done, by the way. To

24 answer Lucienne's question, Housing Hawaii has a platform

25 statement concerning streamlining the regulatory process,

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1 and they have specific recommendations. Housing Hawaii is
2 an statewide coalition of non-profits and housing developers
3 and various other organizations. They have had a couple of
4 conferences on Oahu. They came out with platform
5 statements, and one is on streamlining the regulatory
6 process. I'm not going to read this to you, but I can give
7 this to you. Maybe on Saturday I'll give you in fact all
8 the platform statements that they have come up with, and you
9 can give it out to the various people.

10 MS. WADE: That sounds great, thank you. Warren.

11 MR. SHIBUYA: Thank you. I was just wondering if
12 this doesn't fall in governances, number 243.

13 MS. WADE: I think it does. We qualify it a
14 little bit in 225 by having the high quality, mixed income
15 mixed use piece in there. But I guess the question to you
16 is, is it necessary? Doug.

17 MR. MacCLUER: Doug MacCleur. The only question I
18 have with this is what is mixed-use projects? That's kind
19 of nebulous.

20 MS. WADE: It's a lot about what Joe was talking
21 about in not requiring single use. Like a residential
22 neighborhood at a certain specific density with nothing else
23 in it is not mixed use. A mixed use would be you could have
24 commercial with residential, you could have multiple
25 densities of residential and call them mixed use. Those are

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1 some examples. Lucienne.

2 MS. DeNAIE: Should this have an extra word or two
3 to clarify that this is in areas that have appropriate
4 infrastructure?

5 MS. WADE: That's a really good point. We had
6 comments from Moloka'i and Lana'i suggesting we need
7 something about rural or country/town. We need another
8 policy statement like this but related to country/town
9 that's more appropriate, because this really does address
10 urban areas. So we'd like to add that. Anything else?

11 Tom.

12 CHAIRMAN CANNON: I didn't realize you're asking
13 for comments on the ones that you already went past, but I'd
14 like to go back to 222, which is the objective, and suggest
15 an addition at the end of that statement so that it would
16 read, "Provide more housing in neighborhoods and urban
17 centers at densities that promote the efficient use of land,
18 infrastructure and public facilities, while maintaining
19 Maui's traditional rural and agricultural nature and local

20 sense of place."

21 MS. WADE: All right, should we move to 226 then?

22 "Encourage the establishment of additional senior citizen

23 and special needs housing in appropriate locations." Dick.

24 MR. MAYER: Dick Mayer. The word "additional" I

25 think it's understood if we are going to establish something

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1 it's additional. I'd like to substitute the word
2 "comprehensive." I would like to see that has everything
3 from assisted living to maybe a nursing care home, a variety
4 of housing types in that senior complex. I'd like to use
5 the word "comprehensive" there.

6 MS. WADE: Excellent point, great addition.
7 Jeanne.

8 MS. SKOG: Should this go into the previous
9 objective because it's about providing housing for a
10 specific population?

11 MS. WADE: Yes, I would agree with that.
12 Lucienne.

13 MS. DeNAIE: I was going to mention the same
14 thing, that I think it belongs up in the other section. And
15 have we taken the wording that's been suggested from some of
16 the folks that have testified in the past for implementing
17 actions about some of the streamlining or changes in our
18 codes that we need in order to make sure that folks can stay
19 at home longer into their aging process and not have to be

20 forced out?

21 MS. WADE: We did look at that and a couple of our
22 staff members attended the conference that the Council on
23 Aging had. So we got some recommendations from them too
24 that we'll incorporate into the next draft.

25 MS. DeNAIE: Would that be under policies or under

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1 implementing actions?

2 MS. WADE: Many of them are implementing actions,
3 but there are a few that qualify as policies. Okay. And
4 227, "Encourage the use of environmentally sound building
5 materials and technologies for housing construction."
6 Stacie.

7 MS. THORLAKSON: Thank you, Stacie Thorlakson. I
8 would like to maybe another use word. Instead of
9 "encourage" use "enforce" if we're thinking of the future.
10 And I bring this up because there's a group out there, Brad
11 Pitt is funding it, it's like green homes and they're doing
12 this for the hurricane, and it's the way that the house is
13 built. Structurally it catches the water and it's set for
14 the wind, and there's all of these things that will be
15 affordable for the user. I would like to see that we really
16 focus on that, especially the last time we met we talked
17 about the environment. I think that would be important.

18 MS. WADE: I think Moloka'i suggested that we
19 state it to encourage basically for the local family, and

20 then require for a large development the use of building
21 technologies. Lucienne.

22 MS. DeNAIE: Well, I think this is a good start.

23 We do have to realize that some of these materials may not
24 be readily available here, so we don't want to hamstring
25 people. Somehow build that concept in as the materials

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1 become available. Also, if you are really looking to make
2 things affordable you need to look at kind of the energy
3 footprint of them and how they're constructed in terms of
4 whether you are going to need to run your air conditioning
5 all the time, whether you get natural light, just some of
6 these simple things. I think there are some guidelines that
7 actually are for affordable housing, that are not for the
8 fancy mansions, where you have every option to get your
9 renewable systems or whatever but they're the simple sort of
10 siding things that you would want to build in. And I don't
11 know if we need to require them or not, but this is really a
12 long-term affordability factor that you can afford your
13 energy bills, for instance.

14 MS. WADE: Really good point. Adding something
15 about siding would be appropriate here, I think. Dick.

16 MR. MAYER: Dick Mayer. I just want to get the
17 word environmentally sound. It shouldn't be just the
18 building materials, I would like to see the whole house be
19 environmentally sound. So reword it something to this

20 effect, "Encourage the use of sound building materials and
21 design techniques for environmentally sensitive housing
22 construction." That would take in everything from the
23 design to the solar panels in the roof. It's a broad design
24 thing.

25 MS. WADE: All right, great. Hans.

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1 MR. MICHEL: Again, since we talk about the
2 affordability, maybe you from the Planning Department can
3 tell me, how come my water bill is \$30 and the solar bill is
4 60 bucks? We started off with \$18 in Lahaina when first the
5 sewer line got started. Everybody talks about affordability
6 and the government rip us off whenever they can.

7 MS. WADE: Thank you. Did you have a comment,
8 Lucienne?

9 MS. DeNAIE: I don't know if this is going to be
10 covered by Dick's language, but for water efficiency also we
11 really should be aware of that on Maui, especially in all
12 the drier areas where people tend to build, like all of
13 Central, West and South Maui. So if we can just implement
14 water efficiency standards as part of -- I hate to burden
15 everybody with another layer of bureaucracy, but if we could
16 get to where this is the way everybody did things then it
17 would be good.

18 MS. WADE: We do address that in physical
19 infrastructure too. And then 228, "Support the Department

20 of Hawaiian Home Lands' development of homestead lands that
21 are developed in accordance with the Maui County General
22 Plan." Dick.

23 MR. MAYER: Dick Mayer. I'm not sure we can do
24 anything about that. We can't require them to go in
25 accordance with the Maui County General Plan. I guess what

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1 we're doing is really encouraging them to follow the plan,
2 but if they wish to make it much denser or apartment houses,
3 we have I think legally no way in how they design and how
4 they do their projects.

5 MS. WADE: Maybe we should say "encourage."

6 Jeanne would like that, drop the "support." Tom.

7 MR. COOK: I don't know if "partner" is too strong
8 a word, but definitely to acknowledge working with them. I
9 mean like Dick said, their policies and procedures are their
10 own. They have a lot of land, financing, very dynamic, and
11 so I'd like to see "partner" with them.

12 MS. WADE: All right. Dick.

13 MR. MAYER: One of the concerns I have and I've
14 been watching the project up in Kula that's now being
15 developed, they've got hundreds and hundreds of homes and no
16 community facility, no parks, no community center. With
17 such a large area they have as many houses in that one
18 project now as all of East Maui has with all the facilities.
19 They have no schools, nothing. So the point is I would like

20 to encourage them to consider not just a housing development
21 but to think of their design and building a total community.
22 And if that means the county puts in a community center, the
23 county puts it in as part of its obligations. At least it
24 should be thought of as a community and not just as a
25 housing track.

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1 MS. WADE: Should we say that for any new housing
2 construction, should we make that statement phrased for any
3 new housing construction?

4 MR. MAYER: I think we can particularly address it
5 to the Hawaiian Home Lands, which I think in this case is
6 putting in loads of houses. And housing is needed,
7 obviously, but it should be thought of as a comprehensive
8 community and not just as a housing tract. We are going to
9 have perhaps as many as 2000 houses up there at some point
10 in the future without a single community amenity, no
11 schools, no post office, no business, nothing, just houses.

12 MS. WADE: Okay. Kehau.

13 MS. FILIMOEATU: Kehau from Kahului. Actually,
14 the planning Department, I sit on the board that are
15 advocates for the wait list people, and we are intimately
16 involved with the planning situation in all of the
17 developments. The planning for Hawaiian homesteads are
18 multi-use and multi-faceted. One of the things that is a
19 hindrance is actually the funding sources and the money that

20 it takes to put in the basic infrastructure. And because
21 housing is the pivotal part, that's what you are always
22 going to see in those things.
23 But there is commercial space, there is places for
24 parks, open space, and there is also land there designated
25 for kupuna housing, a community center, and that would be

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1 great if the county would build a community center. But
2 that is part of their regional plans that are implemented,
3 even though it doesn't show up like that.

4 MR. MAYER: Perhaps we should turn this around and
5 say, "Encourage the county to support community facilities
6 where appropriate in Hawaiian Home Lands areas."

7 MS. WADE: John Blumer-Buell.

8 MR. BLUMER-BUELL: I would just like to add that
9 it's "developed in cooperation with the local communities"
10 just as a suggestion, because Kehau is probably more aware
11 of this than I am. But I have talked with some people in
12 Ke'anae and Wailua Nui who feel very strongly that the
13 Hawaiian Home Lands in those areas should be going to the
14 lineal descendants of the people that live there. So that's
15 really Hawaiian Homes kuleana. That's something they're
16 working on. The arguments I have heard are very sound in
17 terms of keeping the community together, but I think what we
18 can do is encourage Hawaiian Homes to work in cooperation
19 with the local communities.

20 MS. WADE: I got that, thank you. Hans.

21 MR. MICHEL: Since my wife has a Hawaiian home,

22 and lucky me I'm haole, I have to pay the bill, but we have

23 1,350 square feet under roof, and we pay \$180,000 for the

24 house. Now that's more than affordable, and I see it every

25 week, I went go check them out on Sunday and we take picture

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1 how this thing is built since I built four houses on my own
2 in my spare time, but this is for my wife. But Hawaiian
3 Home Lands likes to make phase two in Lahaina, but they
4 cannot proceed because of lack of water. Now let's talk
5 about water. We talk all so much about housing. Where is
6 the water and the sewer system? Everything actually in
7 Lahaina is short of water too much in sewer, and that's the
8 problem where we're at besides the highway problem.

9 MS. WADE: Stan did contribute a policy that we
10 incorporated in letter J, which relates to water. Doug.

11 MR. MacCLUER: Doug MacCleur. I'm chairman of the
12 Drought Mitigation Committee. I think we also have another
13 problem with water with the Hawaiian Homes lands, because we
14 have not in fact added storage. Maui County has not added
15 storage while we're putting in all of these ag lots. We're
16 going to run out of water Upcountry if we don't address this
17 as a problem.

18 MS. WADE: I will a note that for our physical
19 infrastructure discussion, water storage. Thank you. Are

20 there any new policies that you want to add related to

21 housing form under the second objective? Stan.

22 MR. FRANCO: I'm trying to look for my notes now,

23 I don't know where I put them. It goes to what Tom Cannon

24 added onto the policy or the objective. It's number item E,

25 "protect prime agricultural lands from housing development."

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1 MS. WADE: Really good. We heard that on both
2 other islands as well. Doug.

3 MR. MacCLUER: Doug MacCleur. I support that, and
4 we should be encouraging our state to produce more of its
5 own food by protecting the ag land.

6 MS. WADE: Great. Jeanne.

7 MS. SKOG: I don't think it would go under this
8 housing section.

9 MS. WADE: It is brought up under the land use
10 section and we were trying, you know, I tried to defend this
11 two other times at other meetings, why we left it in the
12 area that related to land use. But what I think we can do
13 is maybe phrase it in a way that really is focused on
14 housing but related to ag land.

15 MS. SKOG: Or when we get to the section on the
16 economy really focus on agriculture, because that's kind of
17 a negative way at it. You know, you are preventing
18 something. What are we promoting? So I think this is meant
19 to promote ag as a continuing part of our economic base.

20 MS. WADE: Good, thank you. Lucienne.

21 MS. DeNAIE: As a practical matter, though, most

22 of the land that is seen as suitable and cheap enough for

23 these larger mixed-use developments is ag land, and some of

24 it used to be classified as prime, and there's some tricky

25 foot work about whether it's prime or not. So do we want to

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1 address that at all, that in evaluating what makes good
2 affordable housing that you want to avoid ag land or you
3 want to -- I know they're doing a classification system,
4 and maybe we want to address that in some way to try to
5 identify areas that are suitable for housing out of existing
6 ag lands that are more marginal, or something like that,
7 because it's affordable, it is.

8 MS. WADE: Getting that specific too will take
9 place a lot in the Maui Island Plan.

10 MR. MAYER: As much as we all want housing,
11 there's plenty of land on Maui available for housing. I
12 would like to see us have a policy that housing should not
13 be developed on agricultural lands, particularly good
14 agricultural lands, as a way of just trying to get housing
15 since we have so much land that's sub par. So I guess the
16 policy would be "housing developments should be encouraged
17 on non prime agricultural lands." Or make it positive,
18 "housing developments should not be placed on prime
19 agriculture lands."

20 MS. WADE: I think I see where we're going.

21 MS. SKOG: You might also approach it from

22 "selecting lands that are compatible with our economic

23 goals" or something like that, because that would take in

24 not just ag but anything else we want to do, but it would

25 incorporate ag. Maybe then as an implementation part there

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1 might be something more specific about "identifying ag
2 lands, prime ag lands" as part of implementing that policy.

3 MR. SUMMERS: This will be a very important
4 conversation as we get into our sustainable land use
5 planning and development section. We have a number of
6 specific policies related to the preservation of prime
7 agricultural land. So I would keep these thoughts, maybe
8 make a note in that section, and address it at that point.

9 MS. WADE: Are there any more additions to this
10 section? Frank Sylva.

11 MR. SYLVA: I have a question for planning. For
12 Maui what is the percentage of ag land, if anybody knows
13 that.

14 MS. WADE: Yes, it's in your document in the front
15 section. On Maui, 52.8 percent is agriculturally zoned,
16 state land use.

17 MR. SYLVA: How long with conservation, how much,
18 are we talking about at least 90 percent of the land on
19 Maui?

20 MS. WADE: Conservation is 41.8 percent. I'm on
21 page 26 of the policy plan.

22 MR. SYLVA: So if we won't billed in ag land how
23 much more land we got to use outside of ag land?

24 MS. WADE: The qualifying statement is prime. Not
25 all of the ag land is prime, a lot of it is actually not all

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1 that good. So I think that's where it could be focused.

2 MR. SYLVA: Is the Planning Department looking at
3 ag land that's productive, non-productive, the soil?

4 MS. WADE: That is part of the discussion.

5 MR. SYLVA: So we can change some ag land to
6 affordable housing?

7 MS. WADE: Exactly. John.

8 MR. BLUMER-BUELL: Just briefly. I know we are
9 going to discuss this at a future date, but in Hana a lot of
10 the land will be considered marginal, a lot of the English
11 radiant systems were based upon proximity to the harbor and
12 the use of machine use. We have several agricultural
13 experts here that can help us with that. But I was part of
14 a contested case hearing a number of years ago that was
15 disputing the land use classification. The county said that
16 the classification of stony muck made it not prime
17 agricultural land, yet we had a number of agricultural
18 people in business that said this was prime land for nursery
19 stock. So this will all come out, so I think we have to be

20 real -- it's going to be a good discussion when we talk

21 about prime ag land. Thanks.

22 MS. WADE: Lisa.

23 MS. HAMILTON: I just wanted to add to that, Lisa

24 Hamilton. My understanding is that prime is based on the

25 ability to grow sugar, and in Hana district I also heard

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1 it's better for growing pounds of beef than any ranch in the
2 United States, or something like that. So it depends on
3 what product you're looking for in ag.

4 MS. WADE: We will take that into account then as
5 we're looking at the Maui island classifications. Is there
6 any more on this objective or should we jump into good
7 governance? I think Hans has one thing.

8 MR. MICHEL: I've learned it's all the same price.
9 You have rocks you'll be lucky. You have prime land you're
10 better off. My farm is 95 percent stone, and if the cows no
11 watch they break their legs over the rocks, and I pay \$4.50
12 a thousand. That's what we call ag land.

13 MS. WADE: All right. Goal J is "Strive for good
14 governance." It's on page 12. Statement 234, the goal
15 reads, "Maui County's government services will be
16 transparent, effective, efficient and responsive to the
17 needs of its citizens." Hans already has a comment.

18 MR. MICHEL: Are you talking about good
19 government. Let's start with the state department. How

20 come state department does not need to have a building
21 permit when they build something on the west side? They do
22 what they want. Let the storm drain go down into the
23 residential area. Soil conversation does not help out. Is
24 that part of good government?
25 MS. WADE: I think you led us nicely into the

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1 objective, 235, "Improve inter-departmental and
2 inter-governmental communication, coordination and consensus
3 building." Hans.

4 MR. MICHEL: What does the County do? Nothing.
5 Make paperwork and then you never see nobody. Nobody makes
6 an issue or nobody fines the state for that matter, because
7 what they do in many ways is illegal.

8 MS. WADE: Should I read through the policies?
9 Jeanne.

10 MS. SKOG: On the goal itself it seems like we
11 could say, "Maui County's government services will be
12 effective and responsive to the needs of its citizens,"
13 because if it's not transparent and it's not efficient it
14 won't be effective and it won't be responsive. So just to,
15 again, streamline the language.

16 MS. WADE: Okay. Warren Shibuya.

17 MR. SHIBUYA: I'd just like to change one word and
18 that's "will." If we can convert that to "shall" it has a
19 power of law. If this general plan has the strength of law

20 then it's not going to be "will," it should be "shall" in

21 every case.

22 MS. WADE: Tom Cook.

23 MR. COOK: I think in this instance I like the

24 words "transparent and effective" because it gives a certain

25 measurability to it in dealing with government. It's pretty

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1 hard to wrestle with government, and if you are dealing with
2 somebody and it's like you are trying to get understanding.
3 So the word "transparent" kind of means that you are not
4 just stuck in layers of bureaucracy. And then "effective,"
5 that's a pretty powerful word. It's like I have been
6 working with you guys for months and I can't get anything
7 done. The goal was that we were going to strive to be more
8 effective, so that's my thing. In this instance I like the
9 verbiage.

10 MS. WADE: And was that comment about efficient
11 your second piece?

12 MR. COOK: "Transparent and efficient." And then
13 the "shall" instead of "will" is good also. It's intent.

14 MS. WADE: Lucienne.

15 MS. DeNAIE: Lucienne deNaie. I am going to
16 agree, with all due respect to Jeanne. I think the
17 "transparent" means honest and I think you be effective and
18 efficient and not be necessarily honest. Dictatorships
19 sometimes are very effective and very efficient, but they're

20 not honest or transparent, so I think we should leave that

21 in.

22 MS. WADE: That's a great point. I'll read

23 through the policies. Statement 236, "Foster consensus

24 building through in-depth public participatory processes."

25 237, "Address and plan for the implications of

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1 Hawaiian sovereignty."

2 238, "Respect and empower all social, political
3 and economic groups."

4 239, "Avoid duplication of effort by governmental
5 agencies, and coordinate governmental services to improve
6 the cost-effectiveness of governmental services and
7 programs." That's a little wordy.

8 MR. MAYER: That's duplication.

9 MS. WADE: 240, "Ensure that necessary services
10 not provided by the private sector are made available by
11 government when feasible."

12 Should I read through the whole thing or do you
13 want to talk about just this group? Just this group, okay.
14 So let's talk about 236. Any comments? Lucienne.

15 MS. DeNAIE: It's not so much about this. I
16 wonder where this idea of the more transparency in our
17 notices about what is going to go on is going go in here,
18 any ideas?

19 MS. WADE: It's in statement 243, the next one.

20 MS. DeNAIE: Okay, so I'll shut up about that.

21 MS. WADE: No problem. Anything on 237? Yes,

22 John.

23 MR. BLUMER-BUELL: John Blumer-Buell. I would

24 like it to say something like "implications of Hawaiian

25 sovereignty" and then "particularly land inventory and title

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1 issues." There hasn't been proper accounting for all the
2 lands, and that's one of the basic issues for a lot of
3 folks. Thanks.

4 MS. WADE: Thank you. 238, any discussion?
5 Lucienne.

6 MS. DeNAIE: I think the intent in this is to say
7 that everyone would be equal in terms of access to
8 government treatment and services. The word "empower," what
9 does that mean? Does that mean you give workshops for
10 people? I just kind of don't know where we're going with
11 this.

12 MS. WADE: I think a lot of it is about informing.
13 Like you said, treat everyone equal, provide everyone equal
14 access, and a lot of that is about information, giving
15 everyone equal access to information. Perhaps we should
16 clarify that and use the words I used, "equal access
17 information." Okay, Hans.

18 MR. MICHEL: I wish to know how does it work when
19 the state government builds a school. Will they let the

20 County know where the storm drain and everything goes, or do
21 they just go as they go? Will you enforce the law? They
22 will let you know they do what they want.

23 MR. HUNT: Hans, with all due respect, the county
24 is not in the position to dictate to the state. I sense
25 your frustration with the state, but I'm not sure this is

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1 the appropriate avenue to express those frustrations.

2 MR. MICHEL: Okay, thank you very much. But what
3 you going to do in the future? Nothing. I mean let's be
4 honest, Foley never do nothing and now you're the new guy.
5 Somebody has to do something because we're in trouble in
6 Lahaina.

7 MS. WADE: Warren Shibuya.

8 MR. SHIBUYA: Hans, I just want to let you know
9 that I am working with a small little group that is planning
10 for some new schools. And I want to tell you that, yes,
11 infrastructure which includes the drainage is being
12 considered and it is part of the planning process, and it is
13 a state program.

14 MR. MICHEL: And the county has to check it out?

15 MR. SHIBUYA: They will be offered the information
16 once the planning document is completed.

17 MR. MICHEL: I appreciate that, thank you very
18 much.

19 MS. WADE: Jeanne.

20 MS. SKOG: If this objective is about
21 inter-departmental and inter-governmental, there are pieces
22 in here that really don't fit that objective, if this is
23 really about between departments and between government. So
24 my suggestion would be to create another objective which is
25 to "promote civic engagement in public processes" and it

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1 would be at that objective level. And then within that
2 there might be something about voting campaigns or something
3 where there's an increase in voting, voter participation.
4 And then the respect and empowering groups to participate
5 would come under there as well. Consensus building would
6 come under there as well. So there are some pieces in here
7 that really don't relate to inter-governmental and
8 department.

9 MS. WADE: That makes a lot of sense to me. Like
10 you said, there might be a couple of other policies we can
11 add in there too.

12 MS. SKOG: Also under 236 I wanted to include,
13 "foster consensus building." I'm not sure about in-depth,
14 that seems like not the right word. Maybe it's broader or
15 something. But I wanted to get the sense in there,
16 "innovative," because I think a lot of the current processes
17 are not effective.

18 MS. WADE: Great, thank you. Dick.

19 MR. MAYER: Dick Mayer. Something about the state

20 frustration, and that is something that I'm not sure how it
21 should be worded, but "lobby to have the decision-making
22 capacities of the various state governmental departments be
23 located within Maui County." So that rather than just
24 everything being decided in Honolulu, I'm thinking of the
25 school, the design of highways, things of that sort, that

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1 the decision making of how are they going to design the
2 highways, how they're going to design the schools and work
3 with it. Rather than just having an administrator
4 administering what we have already, having somebody with
5 that decision-making capacity. Really the operative word
6 there is "lobbying." The county government should be
7 lobbying for that.

8 MS. WADE: Very good, thank you. That's an
9 additional. Okay, Lucienne.

10 MS. DeNAIE: This is in this area I believe, but
11 it may go under infrastructure. Right now we do not have
12 staff from the state for water planning that we really need,
13 and it would be nice to work in that direction where we have
14 a branch of the Commission on Water Resource Management here
15 on Maui that's here full time, that can actually work with
16 us on our water policies and water future, since the state
17 has certain regulatory powers and the county has certain
18 regulatory powers. I just thought this might go under this
19 because it's inter-governmental. I could provide you maybe

20 with some language, but the concept is that there's actually
21 a working office here that we can turn to, we don't have to
22 wait.

23 MS. WADE: That's an extension of Dick's point.

24 Great, thank you. The next one is 239, "Avoid duplication
25 of effort by governmental agencies, and coordinate

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1 governmental services to improve the cost-effectiveness of
2 governmental services and programs." This was the wordy
3 one. Any comments on this one? Lucienne.

4 MS. DeNAIE: Now I know sometimes in government
5 they have kind of these reinventing government commissions
6 that they just go through things and they say, here are the
7 things that you can do in one year to help improve
8 elimination of duplication, here is a five year thing, here
9 is a ten year thing after you change some laws. Do we have
10 any process like that in Maui County, and if we don't, could
11 we?

12 MS. WADE: We can do that. I don't know if we do
13 now, but that's a great objective.

14 MR. MAYER: The Charter Review Commission is the
15 closest we have to that.

16 MS. WADE: Warren Shibuya.

17 MR. SHIBUYA: I just have a comment here. Whether
18 we are interested and serious enough to outsource certain
19 government functions. If you want to streamline it perhaps

20 you need to have incentives or competition to ensure that

21 you have the streamlining process done.

22 MS. WADE: You're talking about 240, providing

23 incentives for private sector?

24 MR. SHIBUYA: Well, you can use it even for 239.

25 Just the idea that 239 and 240 could be together.

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1 MS. WADE: I think I get that. Dick.

2 MR. MAYER: I think that Moloka'i and Lana'i and
3 Hana and West Maui feel isolated from Wailuku, just as we
4 talk about taking some state functions and putting them down
5 to the local level. And I would imagine that people in
6 Moloka'i, Lana'i and Hana feel totally unable to get to the
7 County Council to make a presentation. So I am going to ask
8 that we "establish communication centers in remote areas,"
9 you can put in parenthesis, "Moloka'i, Lana'i, Hana and
10 Lahaina, for communication with the County Council and
11 various boards and commissions so they can participate in
12 the government as well."

13 MS. WADE: 248 is a statement similar to that, but
14 it doesn't talk about communication centers.

15 MR. MAYER: Each of the areas in the county would
16 be able to participate in the county government.

17 MS. WADE: Can I that as a comment to 248 then?
18 Jeanne.

19 MS. SKOG: I don't think it goes under 248,

20 because 246 is very specific about the Maui Island Plan,
21 Community Plans et cetera. I think that would be perfect
22 under the civic engagement objective.

23 MS. WADE: Okay, real good. John.

24 MR. BLUMER-BUELL: In Hana we've been trying for
25 years to get the County to set up an interactive system so

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1 that people in than could just drop by the community center
2 and testify at meetings. People don't have the time to
3 drive for five hours, but if they could take 15 minutes and
4 give three minutes of testimony I think they would. And
5 there's been very important issues where the community has
6 been shut out. So just briefly, to show how easily it could
7 work, we have an MCC interactive classroom already existing
8 in Hana. We have live classes from MCC. All we have to do
9 is get a feed from Akaku in the County building into MCC,
10 and all that requires is cooperation and we would be able to
11 have an interactive system. The County of Maui actually
12 purchased the equipment to do this at one time and never
13 followed through. But this would be I think extremely
14 helpful for Hana, Moloka'i and Lana'i, and it's easily
15 achievable at this point. Thanks, Dick.

16 MS. WADE: Thank you.

17 MR. MAYER: Please don't forget West Maui.

18 MS. WADE: Anything on 240? Jeanne.

19 MS. SKOG: This relates to another objective I

20 wanted to propose, and it would be something like
21 "capitalize on extensive non-profit network for efficient
22 delivery of community services." But it would be at the
23 objective level. Recognizing the really robust non-profit
24 community we have on Maui that we can take advantage of.
25 MS. WADE: Do you want to email me that? Stan.

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1 MR. FRANCO: Are we looking at new items?

2 MS. WADE: Yes, we are looking at new items.

3 MR. FRANCO: I wanted to create a new policy and
4 it goes like this, "create and implement a community-based
5 review process for land use planning." And I want to speak
6 a little bit to that. I'm thinking along the lines of the
7 neighborhood boards of the City and County of Honolulu.
8 They're more extensive, they have other things included, not
9 just land use planning. But I'm hearing all around this
10 table and from the community that there is not a process
11 where the community can get involved from the get-go on
12 projects that come into their community so that they can
13 testify.

14 There have been some organizations that have
15 created those types of things, like I think Kaanapali 2020
16 or whatever, or other things that have come along. So I
17 think that each community should have the availability of
18 having some kind of process where they could have their
19 input when the project is suggested as a project in their

20 community.

21 MS. WADE: Process available at the community

22 level.

23 MR. MAYER: Can you read what he said as the

24 actual item?

25 MS. WADE: "Create and implement a community-based

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1 process for land use planning."

2 MR. MAYER: I have a problem with the word
3 "community." We talk about community plans and there are
4 actually many communities. Central Maui has Wailuku,
5 Waikapu, Kahului, all communities within a community plan.
6 I would like to think of this particular idea as being a
7 district thing. We have these eight development districts,
8 assuming Kahoolawe is not one of them, we have eight of them
9 in the county and each one should have a board that would be
10 able to review things, because the Planning Commission can
11 no longer handle all of the items coming up.

12 It would be just like there's a Hana Advisory
13 Committee, there's a Moloka'i Planning Commission, and
14 there's Lana'i, but the six districts on Maui have none.
15 The other five. Hana has. So there should be an advisory
16 body in each of the districts, and I'd like to use the word
17 "district" as opposed to "communities."

18 MR. FRANCO: It's okay with the presenter of that
19 particular item to use "districts" instead of "community."

20 MS. WADE: Lucienne.

21 MS. DeNAIE: Lucienne deNaie. I've heard from
22 many folks in South Maui, kind of a similar concept. They
23 take it to the extreme in saying, "We should have our own
24 Planning Commission for South Maui." But maybe this other
25 level that deals with a lot of the more minor sort of

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1 requests and land use decisions, and then the Planning
2 Commission can concentrate on the SMA and the ones where
3 they have legal authority. I think it would require an
4 ordinance to do that. But South Maui has so much going on
5 in our Planning Commission right now that it probably could
6 be useful. Maybe Susan can speak to this.

7 MS. MOIKEHA: I can understand the concept that's
8 trying to be portrayed, especially to get people involved at
9 the level at the conception of a project. So yeah, I think
10 it's a good idea to incorporate some kind of review or
11 participation from the community. My hesitation is that a
12 lot of times even with community associations, while they
13 portray that they represent sometimes the entire community,
14 they're really representing their base of membership. So
15 I'm just a little concerned about when you develop these
16 kinds of district groups I mean are you going to get the
17 same type of people that are always involved or are you
18 going to expand it so you get the ones that never show up
19 but have very strong opinions about the quality of their

20 life.

21 So if the purpose is just to duplicate what
22 associations do, then I don't see that point because KCA
23 does development planning, you know, they review projects,
24 they make recommendations. But if it's for the purpose of
25 getting those that don't normally participate, especially

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1 something that affects their quality of living, then I would
2 support something like that. I think it would be worthwhile
3 to explore.

4 MR. MAYER: Dick Mayer. The concept that I have
5 would be something like -- and obviously it will have to be
6 put into an ordinance at some point -- that we would have
7 let's say a South Maui Advisory Committee or Council or
8 Commission, or whatever you want to call it. Where each
9 Council Member would appoint one person, and the Mayor two
10 people, so it would be an 11 member group. And like South
11 Maui, there's a Kihei Association, there's a Wailea
12 Association, I can well imagine maybe a Wailea 670
13 Association down the road, and each of them will have
14 somebody who looks at it. That whole region would be
15 something of a district board, and I think that's really
16 what's appropriate down there in each of the areas.
17 Upcountry the same thing and West Maui, and that's what I'm
18 visualizing.

19 MS. WADE: We will try to work out some language

20 for an additional policy on that one. Hans.

21 MR. MICHEL: To answer the questions, Kaanapali

22 2020 is in the process for six years now. Anybody from

23 Lahaina is invited, and we have a lot of people over there.

24 We have a meeting once a month. Some will come, some miss

25 one or two, but in general they keep going. And we have the

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1 head of the Kaanapali Development Corporation who takes
2 everything before the Maui County Board. And we also have
3 Hiraga, I forget what they do, they do all the writing, they
4 make all the minutes and we have the records. And if you
5 like, I have a box about this high (indicating) so far.

6 MS. WADE: Tom Cannon, did you have something?

7 CHAIRMAN CANNON: Yes, I have another objective to
8 suggest that kind of relates to what we have been talking
9 about in the last few minutes which would read, "Provide for
10 local control independent of off island influence to the
11 greatest extent possible for the islands of Maui, Moloka'i
12 and Lana'i, while insuring that native natural resources are
13 protected and enhanced."

14 MS. WADE: Could you reread that first part for
15 me, please, "Provide for local control."

16 CHAIRMAN CANNON: "Provide for local control
17 independent of off island influence to the greatest extent
18 possible for the islands of Maui, Moloka'i and Lana'i, while
19 insuring that native natural resources are protected and

20 enhanced."

21 MS. WADE: That's kind of a home rule issue which

22 we've heard at the other two as well. I appreciate that,

23 thank you.

24 CHAIRMAN CANNON: And while I'm on it, I have

25 another objective that I'd like to add, "Provide a new

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1 property tax system that is based upon the price paid plus a
2 percentage for inflation in order to slow the outmigration
3 of long-time local residents."

4 MS. WADE: We have added a property tax policy
5 under housing, and then maybe your specific is really a good
6 one to add as an implementation there, because you got down
7 into the nitty-gritty about how and why. So we'll include
8 that.

9 CHAIRMAN CANNON: It relates to good governance
10 too, which is why I thought it appropriate for this
11 category. And one other or actually a couple of other
12 objectives which is, "Provide government that is immediately
13 responsive to the human and environmental health issues
14 associated with having critical infrastructure within the
15 tsunami zone, including but not limited to the Kahului
16 sewage treatment plant, Maui County's primary fuel reserve,
17 along with an important electrical generation plant."

18 And my reasoning is that we have not had a serious
19 tidal wave in many years, but it is not best policy to bet

20 on our behalf that this streak of good luck will continue.
21 If something like the Indonesian tsunami comes to Maui, as
22 it has before, while this critical county infrastructure
23 remains in the tsunami zone, we are insured of an
24 environmental disaster. The only question is how bad the
25 consequences will be.

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1 And finally, one other policy, and I'm not sure
2 which section this might go best under, but it would be
3 "Subsistence farming shall be considered an acceptable use
4 of agriculturally zoned property in addition to commercial
5 farming." Right now they require you to give them receipts
6 about how much you're selling. But I have a few goats and I
7 have a few chickens and a few ducks, and I eat from these
8 animals. I don't sell it, I eat these things. So they're
9 agricultural, and I'm keeping it green and doing all the
10 things that are related to agriculture, but I don't sell
11 these things. I think I should be allowed to do that and
12 others should be allowed to do that also.

13 MS. WADE: All right, will you email those please,
14 Tom?

15 CHAIRMAN CANNON: You bet.

16 MS. WADE: Good. Jeanne.

17 MS. SKOG: On the first one you had about outside
18 influence and local control, or how did you word it?

19 CHAIRMAN CANNON: Let me say it one more time,

20 "Provide for local control, independent of off island
21 influence to the greatest extent possible for the islands of
22 Maui, Moloka'i and Lana'i."

23 MS. SKOG: I'm not comfortable with that

24 "independent of."

25 CHAIRMAN CANNON: Off island influence.

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1 MS. SKOG: I think the key word is "influence"
2 there, but I don't support it if it means you don't look to
3 the outside world as a resource. And that information could
4 influence which way we go, but I think there's some valuable
5 stuff out there. So I wouldn't want it to be sort of a
6 blanket that if it's outside it can't be any value to us.

7 CHAIRMAN CANNON: I mean it more in terms of what
8 we've talked about. An example is the state government and
9 how they deal with our road system over here, where they
10 built Haleakala Highway but it's immediately outdated from
11 the date it's built, and it's all off island influence. I
12 mean they didn't talk to the people on Maui I don't think
13 about that. So it's all decided on Oahu for our benefit
14 supposedly. It's the decisions, that's what I'm talking
15 about.

16 MS. SKOG: Maybe it's a matter of wording, and
17 maybe it's a matter of insuring they consult the local
18 population or something like that. But I'm just
19 uncomfortable with that outside influence, because we do

20 rely on other models and other communities or whatever.

21 CHAIRMAN CANNON: Not that you wouldn't look at

22 other models, but who makes the decision as to whether you

23 accept that model.

24 MS. SKOG: I understand that. You've been using

25 the word influence. It could be that other models could

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1 influence your decision, and that wouldn't necessarily be a
2 bad thing. It just probably is a matter of the way it's
3 worded.

4 MS. WADE: Lucienne.

5 MS. DeNAIE: Lucienne deNaie. Maybe there's a way
6 to take the language of that, Tom, and make it more specific
7 to infrastructure decisions being made on a local level.
8 Make it positive rather than negative. Just a suggestion.

9 CHAIRMAN CANNON: Good point.

10 MS. WADE: We do have comments related to this
11 from both of the other islands too that I'd like to meld in
12 with this, if I can. So I think we will get something
13 really good out of that. Hans.

14 MR. MICHEL: This is what I'm trying to tell
15 earlier part, tax is how we're state partner in Lahaina,
16 that is from the school department, yeah. And the decisions
17 are all made in Honolulu, and that's the reason why we have
18 three schools up on one road. They never thought about the
19 people who have to commute and go to work and do their

20 thing, all they do is plan something in Honolulu and they
21 tell you take it or leave it. That's why I like the county
22 to get more involved with our stake holding when they do
23 planning.

24 MS. WADE: I think we have got a policy for that
25 now. Is there any more to add to this objective? John.

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1 MR. BLUMER-BUELL: This is just a point of
2 information, and you can add it if you feel that it fits.
3 The Hana Advisory Committee to the Maui Planning Commission
4 was instigated by Velma Santos in 1988 after a huge
5 controversy around some land use. A lot of people think
6 it's probably a good idea to have a Hana Planning
7 Commission. So this goes along with the regional control
8 and so forth. I'm not sure how we get there, but it's been
9 18 years we've been advisory. Some of the advisories go to
10 the Planning Commission where at this point we have nobody
11 from Hana there, and really I think at this point it's
12 better to have the decision made in Hana. Thank you.

13 MS. WADE: Thank you for that. Dick.

14 MR. MAYER: Dick Mayer. Maybe it's time to say
15 that the "Mayor and the County Council would never disagree
16 with each other."

17 MS. WADE: Anybody else, any additions? Stan.

18 MR. FRANCO: Just a point of information. We're
19 at 8:10. I know I see Hans already packing up to go. I'm

20 kind of dwindling here. I wonder if it would be time for us

21 to maybe call a recess and to reconvene on March 10th.

22 CHAIRMAN CANNON: You read my mind, Stan, unless

23 there's any other points about this particular objective.

24 Yes, Lucienne.

25 MS. DeNAIE: This isn't about this objective, but

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1 to save some time, could we just see if there's any of these
2 that no one has any objections to that we can consider
3 approved before we go, anything below 240?

4 MS. WADE: Sure, if you would like to add anything
5 we can always revisit it. After the recess we can start out
6 at 241 again.

7 CHAIRMAN CANNON: We start at 241, we restart.
8 Would that work?

9 MS. DeNAIE: Okay.

10 MS. THORLAKSON: Tom, just out of fairness, maybe
11 there's people that have traveled from afar that might want
12 to give testimony and are waiting for a time. Could we
13 maybe allow them to speak if they wish so they don't have to
14 come back?

15 CHAIRMAN CANNON: Is that okay with the rest of
16 you? Is there anybody in the public who would like to
17 testify at this point? Seeing none, unless there's any
18 other business, we will recess until Saturday.

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20 (The proceedings were concluded at 8:08 p.m.)

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1 C E R T I F I C A T I O N

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3 I, JEANNETTE W. IWADO, Notary Public for the State of
4 Hawaii, certify:

5 That the proceedings contained herein were taken by
6 me in machine shorthand and were thereafter reduced to print
7 under my supervision by means of computer-aided
8 transcription; that the foregoing represents, to the best of
9 my ability, a true and accurate transcript of the
10 proceedings had in the foregoing matter.

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12 Dated the 16th day of March, 2007

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NOTARY PUBLIC, State of Hawaii

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My commission expires 2/5/08

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