

Meeting Summary - Lāna`i CPAC Mtg. 1

January 9, 2013 / 6:00 – 9:00 PM

Lanai Senior Center, 309 Seventh St. Lāna`i City, Lāna`i, HI 96763

Attending: Community Plan Advisory Committee

<i>Chris Costales</i>	<i>Deborah Yooko de la Cruz</i>	<i>Joe Felipe</i>	<i>Butch Gima</i>
<i>Ernest Magaoay</i>	<i>Matt Mano</i>	<i>Ron McOmber</i>	<i>Stan Ruidas</i>
<i>Alberta DeJetley</i>	<i>Charles Kaukeano</i>	<i>Jarrold Barfield</i>	<i>Caron Green</i>

County of Maui – Planning Department

<i>Will Spence, Director</i>	<i>Kathleen Kern, Long-Range Planning</i>
<i>Mary Jorgensen, Long-Range Planning</i>	<i>David Yamashita, Long-Range Planning</i>

County of Maui – Corp Counsel

Mike Hopper

Consultants

Jen Maydan, Chris Hart & Partners

Absent: *Jeffrey Baltero*

Public: *Carolyn and Walter Truibue, John Ornellas, Christie Costales, Robin Kaye, Kurt Matsumoto, Sally Kaye, Chet Zoll, Joseph Felipe, Donovan, Kaloha, Stacie Koanninefalar, Chris Lovvorn, Pat Drennan, Ed Jensen, Andrea de la Cruz, Oshiro Bradford, Pat Reilly*

A. CALL TO ORDER

Planning Director Will Spence called the meeting to order at 6:00 PM.

B. WELCOME AND INTRODUCTIONS

Will welcomed the committee and said he is excited to start the plan. He introduced the county's staff and other project members.

C. PUBLIC TESTIMONY

Councilman Riki Hokama thanked the committee for volunteering for the project. He noted that some of the members were on the last community plan committee and for a few this may be their third time at a community plan project. He noted that the "basic document is a very good plan". Riki also mentioned that the community is looking to the committee to maintain Lanai as a special place and he encouraged them to be open, hear new ideas and thoughts during the process. While he agreed that there has been significant change over the past 12 months - he also mentioned the need to be mindful of the scale, and what is appropriate for Lāna`i of what will be discussed.

Riki said he wanted Lāna`i to be the first community plan to be updated. He cautioned the group to not repeat some of the mistakes from the Maui Island Plan, which is too detailed. Riki concluded his comments by offering to help the committee and if the committee needs additional resources, to let the staff know.

Kurt Matsumoto (Lanai Resorts LLC) started by saying that he served on the previous community plan committee and in thinking back about participating and looking around the room he feels good to be here and he plans on being here for the committee as a resource. Through this new process, he said Lāna`i Resorts will be introducing some new ideas and to help update the existing community plan.

He said that people often ask him why Larry Ellison bought Lāna`i and what he wants to do with it. Kurt's response has been that Ellison saw an opportunity and the potential to do good things on the island. There are several things that he's interested in - stabilize the economy, improve transportation, work on water resources and the cost of electricity (with green technologies), be involved in education and be a rich place to grow up in,, work with the state and Straub to improve medical and health services. They want find a way to change the paradigm of people leaving the island, bring agriculture back, do more conservation work, preservation, and research. He closed with they want to encourage kids to leave but create an island that they want to come back to.

Public testimony closed.

D. ELECTIONS OF LANAI CPAC PRO TEMPORE CHAIR AND VICE CHAIR

Will Spence asked for nominations for a temporary chair.

Motion: Alberta DeJetley nominated Butch Gima for chair.

Second: Matt Mano

Motion: Joe Felipe nominated Alberta DeJetley for chair.

Second: Butch Gima

There were no more nominations so Will closed the nominations and asked for a vote.

Vote: Butch received 10 votes and Alberta received two votes (Joe Felipe & Charles Kaukeano).

Will Spence asked for nominations for a temporary vice-chair.

Motion: Alberta DeJetley nominated Stanley Ruidas for vice-chair.

Second: Matt Mano

There were no more nominations so Will closed the nominations and asked for a vote.

Vote: All of the committee members present (12) voted for Stanley.

E. PUBLIC HEARING

The committee spent a few minutes discussing the administrative rules. Mike Hopper explained that the rules require a 30 day notice for the public hearing that was being held. Also, the Mayor and the county clerk will sign the approved rules.

Butch asked the group if they had anything that should be added. He suggested three changes – (1) that cell phones be silenced ; (2) that one person speak at a time after being recognized by the chair; and (3) that members make it clear what “hat” they're wearing (identifying what group they may be speaking on behalf of).

Ernest asked if there was a set ending time. David responded that it is staff's intention to start and end on time and that no meeting will be longer than three hours. Mike Hopper noted that the rules are not meant to be exhaustive and to cover every conceivable situation. Some of the suggestions are really something the chair can propose as general meeting rules.

Alberta wanted to see a three minute limit for people testifying. If they needed more time, up to four additional minutes could be granted by the chair. Ron MacOmber wanted to know if the next meeting was "tentative". David said the staff wanted to check first with the committee but that Kathleen would discuss the entire schedule later in the evening. Joe mentioned that he checked with his employer about the schedule that was sent. He said he can get the time off as long as the schedule is clear.

Mike asked if Butch's amendments are meant to be amendments to the rules. He said that Butch's proposals are the prerogative of the chair and that they are not typically done as amendments. Alberta agreed with Mike's comments and suggestion.

Temp-chair Butch Gima asked if any member of the audience wished to give public testimony regarding the administrative rules. No one came forward to testify so Butch closed public testimony.

Action

Motion: Joe Felipe moved that the CPAC approve the Administrative Rules as presented by the Planning Dept.

Second: Deborah Yooko de la Cruz.

Vote: 12 ayes. Motion carries.

F. ELECTION OF LANAI CPAC CHAIR AND VICE-CHAIR

Butch asked for nominations for the permanent CPAC chair and vice chair.

Motion: Ron McOmber moved that the pro tem chair and vice chair be retained as permanent chair and vice chair.

Second: Matt Mano.

Vote: 12 ayes. Motion carries.

Butch called for a 10 minute break at 6:40 PM.

G. DISCUSSION OF COMMUNITY PLAN UPDATE DRAFT

The meeting resumed at 6:50 PM.

Mike Hopper gave a brief introduction to the state Sunshine Law which prohibits communication among committee members about committee issues outside of meetings. One of his main points was that members cannot discuss board business outside of the meetings with each other. Ron asked whether the members could not discuss the project with citizens. Mike said this is generally not a problem. He concluded by saying that committee members should contact his office if they have any questions.

Staff gave a brief presentation on the community plan draft update and process.

1. CPAC Meeting Schedule and Logistics

Kathleen Kern presented the proposed schedule for CPAC meetings, along with two alternative schedules (one which eliminates all Thursday evening meetings, and another which avoided conflicts with Lanai Planning Commission nights). After discussing which schedule works best, most CPAC members stating that they had already plugged in the tentative schedule to their calendars.

Motion: Alberta moved to approve the original CPAC meeting schedule.

Second: Matt Mano.

Vote: 12 ayes. Motion carries.

2. Overview of CPAC process and Maui County Code 2.80.B.

Kathleen Kern presented an overview of how Maui County Code 2.80B dictates the timeline and process of the Community Plan update. The CPAC has a 180 day time limit, followed by 180 days for the Lāna`i Planning Commission. The County Council will have one year for review and final approval. Public testimony will be heard throughout the process.

3. Overview of Draft Plan Update

Mary Jorgensen presented an overview of the content of the updated community plan and how it was shaped by Maui County Code (MCC) 2.80B requirements. Mary noted that many of the elements of the 1998 community plan were retained in the 2013 update with minor revisions. New elements required by MCC 2.80B include statements and projections of social, economic, and environmental effects of proposed development, rural design principles, scenic resources, multi-modal transportation design, desired population density, desired streetscape and landscaping improvements, and a prioritized action schedule for implementation.

Butch asked how the community plan will be implemented. Mary explained that the county has a consultant developing an implementation database as part of the Maui Island Plan which will be used to guide and track Maui County General Plan implementation, including the community plans. An annual report on plan implementation from all county departments to the Planning Director will also be required.

Mary explained that the updated plan includes additional elements that reflect the General Plan Countywide Policy Plan, the county Multi-Hazard Mitigation Plan, and state statutes for sustainability, climate change, and Complete Streets. Recently developed plans or adopted ordinances helped shape the current draft community plan along with new trends in planning and design.

Kathleen Kern presented the organization of the plan and explained that each chapter contains an introduction to provide background and current conditions for context. The chapters have a section on issues and strategies that is comprehensive and then specific goals, objectives, policies and actions for each element. She noted that the draft plan is incomplete – that a

vision statement from the committee may be added, along with streetscape standards, maps and diagrams. Consultation with the new major landowner will also shape the draft plan. Kathleen emphasized that the plan needs a heart and soul – this is the task of the CPAC, to make this draft update a coherent and comprehensive vision for the future of Lāna`i .

Kathleen noted that the draft Lanai Community Plan Update should be available on the Planning Department’s website by the end of the week.

Will Spence advised the committee to keep the level of detail in the plan at a macro level and not to use the plan as a zoning code. He stated that the community plan is a guide for the growth of Lāna`i and will be used by the Lāna`i Planning Commission to insure that applicant proposals are consistent with community desires. He noted that change in zoning applications must be consistent with the community plan map.

Jarrold Barfield asked when the committee will see Lāna`i Resort’s plans. Butch noted that the CPAC’s challenge will be not to let the company dictate the CPAC’s decisions. Will Spence noted that CPAC should start with the existing community plan map and that staff and the CPAC should use the company as a resource throughout the meetings.

Butch asked the CPAC members how they want to involve the company in the process. Deborah said sooner than later because the company owns 98% of the island and the CPAC can’t operate in a vacuum. Ron noted that he spoke with Kurt Matsumoto and asked that a company representative be present at each meeting. Ernest Magaoay noted that he appreciates Kurt’s input. Caron Green agreed and noted that the company may bring new ideas. She noted that the past relationship with the previous company was adversarial but the current relationship with the new company has improved.

Alberta DeJetly stated that with the new owner a “new world has opened up” and she encouraged the members to think big and start thinking of the future of the kids and looking towards opportunities rather than retaining the past. Joe Felipe said that there has been positive action since Larry Ellison took over. He said they need to look at the economic situation to create steady work for residents. He highlighted some issues facing Lāna`i including air transportation, more accommodations for visitors, improved ground transportation, and the need for street lights. He said the CPAC needs the company’s input sooner so that the members can support Larry Ellison to help Lāna`i .

Butch called for a 5 minute break.

4. Issues and Opportunities

Kathleen Kern asked each member to identify the top issues/problems facing Lāna`i .

Caron:

- Transportation
 - Need sufficient number of flights and reliable service
 - More competition between airlines
 - Expand runway

- Water
 - Maintain aquifer
 - Address existing violations in Manele
 - Need expertise
- Education - some families leave because of poor quality of education – need better teachers
- Housing - lack of housing limits options for new residents

Alberta:

- Lack of light industrial space, including storage space for small businesses
- Health services

Stanley:

- Lack of any nightlife – for adults and teens.
- Lack of opportunities for kids
- Sustainability – opportunity to be a model (solar, wind, biofuels, ag, etc.)
- Walkways/bikeways
 - Opportunity for physical fitness
 - County access road
- Trash on beaches – incinerator as an option for solid waste
- Deep soil testing for development and redevelopment
- B&B's

Christine:

- Water – rebuild watershed (Lāna`i hale)
- Invasive plants – need to identify where they are coming from
- Health care – lack of hospice, ultrasound & MRI (exciting to have dialysis now)
- Education opportunities – need to attract kids back to Lāna`i , what about Future Farmers of America

Matt:

- Water
 - Main issue for Lāna`i
 - Wastewater reuse can't supply demand for golf courses
- Protect native plants
 - Upland natives (Koa) are gone
 - Decreased fog drip
- Sustainability
 - Lāna`i as an example: Ellison's vision of green technologies is an opportunity
 - Reduce fuel costs
- Upgrade power plant
- Cultural sites (burials, heiau, etc.) – damage from development
- Ocean protection – another source of sustainability – hunt, fish, garden
- Last owner divided the community – need to repair
- Harbor - breakwater ineffective, sometime barge leaves because of high surf

Ron:

- Medical services
 - Aging population needs Hospice and care home options
 - Need land for assisted living and hospice
- Transportation – especially freight – protect the ferry
- Deer on Lāna`i hale
- Lāna`i is special – last plantation town in state – market it
- Desalinization would be good – water supply is inadequate

Deborah:

- Cost of living
- Recreation for whole community (bowling alley, pool hall, movie theatre, sports league, etc.)

Jarrold:

- Water
- Demographics/population size
 - Youth leave
 - Small population size impacts implementation success
- Medical care
- Housing
- Transportation – need more options

Joe:

- Watershed – pine trees from the past – half are gone and have not been replaced
- Tar paper from pineapple – clean up and diversify ag
- Medical services
- Handicapped parking
- Need for Adult Day Care and in-home care
- Small Boat Harbor – ramp damage – not wheelchair accessible
- Public restrooms at parks and beaches
- Cost of fuel and electricity – need solar and windmills for electricity on Lanai

Ernest:

- Recreation/social activities
- Housing – will the company sell existing homes to tenants?
- Beautify the town – private and public spaces (more homeowners = more beautification)
- New owner is creating a “buzz” - people are excited about a long-term vision - instilling confidence in employees – not afraid they are going to lose their job – people want to buy homes

Butch:

- Water – cloud cover at Lāna`i hale rising (with climate change)
- Need new solutions to old problems
- Transportation – are federal highway funds a possibility?

- Infrastructure age – irrigation pipes need replacing
- What is the baseline population?
- Solid waste dump running out of space
- Recycling opportunities
- Governance – lack of on-island presence (fed, state, county)
- Be mindful of county vs. state jurisdictions

H. NEXT MEETING DATE: January 23, 2013 at 6:00 PM at the Lānaʻi Senior Center

Kathleen stated that for the next meeting staff will bring a summary of the meeting and the issues and opportunities identified by the members. She provided a vision statement handout for reading in preparation of the next meeting.

David thanked the members and said he was impressed with the issues and opportunities discussion. He invited the committee to contact the department's staff at any time if they had concern, questions, or suggestions on the meetings could be improved.

Butch asked the members who would be attending the next meeting. He noted that they would have more than quorum.

I. ADJOURNMENT

Motion: Ron moved to adjourn the meeting.

Second: Joe

Vote: 12 ayes. Motion carries.

Meeting adjourned at 9:00 P.M.