

Meeting Summary - Lāna`i CPAC Mtg. 10

April 24, 2013 / 6:00 – 9:00 PM

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

Attending: Community Plan Advisory Committee

Chris Costales *Deborah de la Cruz* *Butch Gima*
Caron Green *Ron McOmer*
Alberta DeJetley *Stan Ruidas*

County of Maui – Planning Department

Mary Jorgensen, Long-Range Planning *Kathleen Kern, Long-Range Planning*
Doug Miller, Long-Range Planning

Absent: *Joe Felipe* *Jarrod Barfield* *Jeffrey Baltero* *Ernest Magaoay*
Matt Mano

Public: *Winnie Basquea, Dave Green, Kapa Maly, Lynn McCrory, Meilani Aki, Howard MacNair, Donna MacNair, Alan Chun, Tom Noen, Chester Koga, David Tanoë, John Stubbart, Charlie Palumbo, Ron Gingerich, Judi Riley, Bridgette Beatty, Linda Morgan, Natasha Inaba, Joelle Aoke, Kanish Tulbera, Bryan Jacalne, Sadie Schilling, Alicia Ebding, Michelle Fujiie*

A. CALL TO ORDER

Butch called the meeting to order at 6:00 pm and noted that the CPAC had quorum.

There was a motion to approve to February 13th meeting minutes. Deborah asked if changes to the community plan are suggested, will they be made. Mary answered that yes, they will be incorporated into a track changes version of the plan that will be made available for review and comment by the CPAC. Deborah pointed out that in past meeting minutes there was no conclusion regarding some of the discussions. Mary said that staff would listen to the audio recording of the meeting and add conclusions were they were made. Ron made a motion to approve the February 13th minutes, Caron seconded the motion and the minutes were approved by the CPAC.

Ron made a motion to approve the February 14th meeting minutes. Caron seconded the motion, but pointed out a number of question marks in the draft document indicating missing information. Deborah said that she had requested that the Big Wind Issue be moved to the Economic Development section of the plan and requested that staff check this and correct minutes to reflect discussion. Caron asked that incomplete sections be filled in to remove question marks.

Ron asked staff to try to get the draft minutes to the CPAC for review quicker. Butch requested a bulleted summary of conclusions after each meeting.

B. PUBLIC TESTIMONY

None

C. CHAPTER 9 - LAND USE

Mary said that the goal of the meeting was to receive the CPAC's input on preferred locations for future development using a map exercise. She said that the County staff attorney will attend the May 8th meeting where he can provide the legal framework for proposed land uses.

Mary then gave a short presentation on the State and County land use framework. She presented the decision making criteria that is used by the State Land Use Commission during their review of proposed land use changes. In addition to the criteria the State Land Use Commission considers the General Plan of the respective County and any applicable objectives, policies and guidelines of the State Coastal Zone management Law (Chapter 205A, HRS).

In the Maui General Plan Countywide Policy Plan (March 2010) there are goals, objectives and policies that guide actions for item J – Promote Sustainable Land Use and Growth Management. Additional regulations for land use are within the Maui County Code, particularly within Title 19 that regulates zoning that implements the intent of the community plan land use designations.

Mary said that the County attorney is looking for consistency between the County's community plan designations and the State Land Use designations. Butch asked for clarification on the hierarchy between the State and County designations and asked if the CPAC will be making recommendations on State Land Use designations. Mary answered no, only recommendations on the community plan designations. Butch said it would be helpful if staff could help CPAC understand which Community Plan designations fit into which State Land Use categories.

Mary showed how the 10 principles that define Smart Growth are similar to the vision principles developed by the CPAC. The Smart Growth principles were developed by the US Environmental Protection Agency and address mixed land uses, compact building design, walkable neighborhoods, natural open space areas, transportation choices, and other land use choices that create distinctive, attractive communities.

Mary presented a brief summary of the April 4th Island-wide Public Workshop that was attended by 62 people. A summary table for housing types and density per acre showed the highest preference was for 2-4 unit buildings such as single family with ohana, duplex, multi-generational (more than one kitchen), or four-plex. A summary table for recreational preferences by location showed high scores for forest restoration, historical site visits and restoration. Finally Mary reviewed three maps from the April 4th Public Workshop that the public drew locations for, and commented on, preferred future development alternatives. Ron asked when the CPAC will see a complete summary of the workshop results. Mary replied that a summary will be posted on the website once it is completed.

Map Exercise

For the map exercise Mary used a base map of Lana'i that was the same as those used at the public workshop. There were reference maps of State land use, and community plan land use designations. For additional reference maps Doug produced 1) a map that showed the intersection of ALISH agricultural land classifications with CP Land Use Designations and 2) a map of existing community plan land use designations overlain with the State land use designations. The agricultural map was to illustrate the

differences between the areas designated 'Agricultural' in the community plan versus areas that are agricultural quality soils. The second map was to show the differences between State land use designations, which are four large categories, and the community plan that has different land use designations. The designations can be different but need to be consistent in type of land use. Butch said he would like to see the State land use and community plan land use designations separated onto trace, so that they can be laid on top of each other rather than trying to understand the GIS map synthesis.

Mary encouraged the CPAC members to draw on the base map the locations of new growth areas and note what type of development they would like to see in these areas. She also noted the scale of the map and asked what size is needed for each area if the population would double over the next twenty years. They were also encouraged to show areas of concern – where they may not want to see any change or development. CPAC members both drew on the map and provided comments.

Alberta said that the State does not want to see any farms within a one mile radius around the airport. She said the new village above Manele could be a mixed use development. Caron said the village could be mainly residential with only a small amount of commercial. Butch noted that he would like to see the coastal areas preserved for traditional use. Christine said she'd like the coastal areas designated as conservation. Alberta asked if it would be possible to create a project district for the proposed third resort and then designate the rest of the coast as conservation. Caron agreed with this, but suggested also adding a small area for housing.

Alberta recommended planting trees along the main roads and also said that the location of the sewage treatment plant is blocking expansion, so relocation of the plant should be considered as a future action to allow development adjacent to Lanai City. Caron asked if a Rural community plan designation would be appropriate for areas west of Lānaʻi City. Alberta said that might create a development pattern of 2 to 5 acre gentleman farms and that she would prefer to see that area designated as open space or agriculture. An area east of Koele was noted as suitable for small farms.

REVIEW OF TEXT - CHAPTER 9: LAND USE

Introduction

Ron questioned the accuracy of the sentence that states that a single landowner owns approximately 98% of the island. Kathleen asked Doug to research the tax lot data to determine the accuracy of this statement. Butch asked what the 6% of Koele's and 18% of Manele's entitled housing units represents - number of units or developable acres. It is number of housing units.

Issues and Strategies

Issue 1: Caron recommended addressing the inconsistencies between the community plan designations and the state land use designations. The CPAC recommended no changes to the Issue 1 text. However, they recommended revising the Strategy language and removing the word "contiguous" to existing development.

Strategy: Strategy 1 doesn't seem to go with issue 1 – issue talks about consistency, but the strategy talks about interim zoning and directed growth – this needs to be edited to resolve in future drafts.

Issue 2 and Strategy 2: CPAC asked to table these until more information on Interim zoning is available. Butch requested a zoning map of the island to see what is zoned Interim.

Issue 3: Alberta said the determination of need for resource protection occurs at the development application stage, so it isn't necessary to include language addressing this issue in the Community Plan. Christine felt this was not a development issue, but a recommendation to use best practices for resource management on the island. Caron recommended leaving the language as is.

Strategy: Retain Strategy language as is.

Issue 4: Butch asked if this issue was relevant for this chapter. Christine felt this was not a community issue. There was a recommendation to remove issue because the language is not needed.

Strategy: Remove – not needed.

Goals, Objectives, Policies, and Actions

Discussion postponed until May 8 meeting due to lack of time.

D. PUBLIC TESTIMONY

Kurt Matsumoto of Lāna`i Resorts said that they are working on the desalinization plant plans. They are hiring an engineering firm and have applied for test well permits. Construction could begin soon. They now have an energy specialist on staff to look at energy resources to have a smart grid on island. the various strategies will be linked together for the big picture of Island sustainability. He said the solar farm would likely be 5-7 acres, but the location is still undetermined.

Joelle Aoki said she would not be able to attend the next meeting addressing housing, so she wanted to speak of the importance of educating residents to enable them to become successful in their search for desired housing. She noted that many applicants that qualify for affordable housing can not qualify for the loans unless they receive assistance over time to become qualified.

Kepa Maly said he would like to see the document be accurate with the spelling of place names and re-volunteered to help review the document.

Winnie spoke about past experience on the island with residents trying to secure housing through the Department of Hawaiian Home Lands (DHHL). She talked about all the documents that need to be gathered to prepare the applications.

E. NEXT MEETING DATE: April 24th 2013 at 6:00 PM at the Lāna`i Senior Center

Butch adjourned the meeting at 9:07 P.M.