

## **Meeting Summary - Lānaʻi CPAC Mtg. 13, June 12, 2013**

Requests for Planning staff:

- Staff was asked to determine if parks can be developed within areas designated Open Space.
- Provide Kēpa the history section of the draft Community Plan for edits.

### **LAND USE CHAPTER**

#### **Recommendations on Land Use Map**

Lānaʻi Resort's Kurt Matsumoto provided updated information on their plans for the future and discussed conceptual land use maps for five proposed growth areas.

#### **CPAC Recommendations for Lānaʻi Resort's Conceptual Plans to include on the Lānaʻi Community Plan Land Use map are as follows:**

- ✓ Deborah made and Caron seconded a motion to accept the proposed Kahalepalaoa Area Conceptual Plan as shown with the modification of an increased 1,000 foot open space buffer. 8 Aye, 2 No
- ✓ Caron made and Jarrod seconded a motion to accept the Lānaʻi City Area Conceptual Plan with the caveat that the film studio will be relocated if it can't be hidden from view from the road. 9 Aye, 1 No
- ✓ Caron made and Debbie seconded a motion to accept the Mānele Area Conceptual Plan with the following:
  - A correction to show the existing approved boundary of the conservation area in Puupehe.
  - Clarification on whether the 100 and 76 acre Rural Residential areas shown adjacent to the existing Project District are new or are part of the existing Project District.
  - The Mānele Mauka site would be relocated if it is determined that a hazardous waste site is located nearby.10 Aye, 0 No
- ✓ Christine made and Alberta seconded a motion to accept the Kaumālapaʻu Area Conceptual Plan. 10 Aye, 0 No
- ✓ Alberta made and Jarrod seconded a motion to accept the Airport Area Conceptual Plan. 10 Aye, 0 No

### **HOUSING CHAPTER**

#### **CPAC Decisions:**

- ✓ Goal: Retain as is.
- ✓ Objectives: Use of the term "affordable" can be problematic; change language to be broader.
- ✓ Policies:
  1. Butch asked staff to research if this policy is constitutional.

2. Caron requested that staff rewrite the policy to clarify what the “buy back provisions” entail.
  3. Need to do more homework on this policy.
  4. Delete policy.
  5. Alberta felt that all housing permits need to be expedited, not just “affordable”.
  6. Retain as is.
  7. Delete policy.
  8. Retain as is.
  9. Ron asked to add a new policy to make vacant lots available for purchase so residents have the opportunity to build their own house.
  10. Deborah said that the last Community Plan had language to support housing for government workers and would like to see that added back in.
- ✓ Actions:
- 11.01 Butch asked to add language for a one year completion time line. (Note: this would be addressed in the Implementation chapter.)
  - 11.02 In place – delete policy.
  - 11.03 Need clarification
  - 11.04 Delete policy.
  - 11.05 Retain as is.
  - 11.06 Delete policy.
  - 11.07 Retain as is
  - 11.08 Retain as is
  - 11.09 Change “residential care facility” to “care infrastructure system”.
  - 11.10 Develop action language to support Lāna‘i Resort’s desire to exchange some of their land for County owned residential land that currently has entitlements to build affordable housing.