

## **Meeting Summary - Lānaʻi CPAC Mtg. 12, May 22, 2013**

Requests for Planning staff:

- Review the March 6 meeting tape to find missing information for the draft meeting minutes.

### **Proposed Schedule Change**

Staff proposed extending the CPAC meeting schedule into July and August to recover time lost during Long Range Planning's office move (May 28- June 7). Several CPAC members expressed disagreement and disappointment with the proposal since they have made plans for July, August and September and wanted to finish the CPAC process with the entire group. Staff proposed developing an intensive schedule for June completion and continuing the discussion via e-mail.

### **LAND USE CHAPTER**

Mary provided a table showing the relationship between State Land Use designations, Community Plan designations, and zoning designations. The CPAC was asked to review the draft land use map that they produced based on the April 24<sup>th</sup> map exercise and to consider any changes they would like to make. Ron suggested that it would make sense to first review Lānaʻi Resort's current plans for growth in order to avoid potential future conflicts. Some CPAC members stated that the process should be community driven rather than directed by the largest land owner. Ultimately, the majority of CPAC members agreed that reviewing Lānaʻi Resort's plans first would be in the best interest of both the community and the land owner.

Lānaʻi Resort's Kurt Matsumoto foresees:

- Developing a 3<sup>rd</sup> hotel site with approximately 100 rooms on about 15-20 acres along with some worker housing and 30-50 large lot (~5 acres) residential sites.
- Lānaʻi City growing in the direction of the existing sewage plant, which will be relocated.
- Building a new airport runway.
- Developing a new neighborhood near Kaupili Road.
- Designating 100 acres of light industrial and 100 acres of heavy industrial land in the Miki Basin.
- Most of the areas designated agriculture remaining so.
- Building a by-pass road west of Lānaʻi City connecting to Manele.
- Hunting and shoreline access will continue.
- Developing two sound stage sites; one below the bench and one below the Kaumalapau area.
- Potentially developing a fish processing plant at Kaumalapau Harbor.

Some CPAC members were concerned about the extent of development in and around the site of the 3<sup>rd</sup> hotel. Kurt proposed using a land trust to define an area of protected lands that would surround the resort and limit the extent of future development.

The CPAC requested that Lānaʻi Resorts provide a map of the footprint of the planned 3<sup>rd</sup> resort site including the hotel, the worker housing, the large lot for-sale land, and the area that would be protected by the proposed land trust.

The CPAC also requested to see the proposed footprint of the 200 acres of light and heavy industrial lands.

### **CPAC Decisions**

- ✓ Motion: Support the proposed 3<sup>rd</sup> hotel development with worker housing and large lot for-sale sites.
  - ✓ Amend to ensure that the surrounding land would be placed in a protective land trust. Approved - with Ron opposed. Original motion - Passed with Ron and Butch opposed.
- ✓ Motion: Support the concept of adding a second airport runway. Passed -All were in favor.
- ✓ Motion: Support the concept of adding 100 acres of light industrial and 100 acres of heavy industrial land in the Miki Basin. Passed -All were in favor.

Time ran out to complete the discussion of Land Use and Housing policies and actions: to be continued next meeting.