

PURSUANT TO CHAPTERS 92, PART I, HAWAI'I REVISED STATUTES, AS AMENDED, NOTICE IS HEREBY GIVEN OF A PUBLIC MEETING OF THE LĀNA'I COMMUNITY PLAN ADVISORY COMMITTEE (CPAC)

Members: Reynold Gima (Chair), Stanley Ruidas (Vice-Chair), Jeoffrey Baltero, Christine Costales, Deborah Yooko de la Cruz, Joseph Felipe, Ernest Magaoay, Matthew Mano, Ron McOmber, Alberta DeJetley, Charles Kaukeano, Jarrod Barfield, Caron Green

AGENDA

DATE: June 27, 2013

TIME: 6:00 P.M.

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

RECEIVED
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OFFICE OF THE
COUNTY CLERK

- A. CALL TO ORDER
- B. REVIEW AND APPROVAL OF SUMMARY MINUTES OF: June 12, 13, and 20, 2013
- C. PUBLIC TESTIMONY
- D. REVIEW AND RECOMMENDATIONS: DRAFT COMMUNITY PLAN UPDATE:
 - 1. CHAPTER 11: HOUSING
 - 2. CHAPTER 12: GOVERNANCE
 - 3. CHAPTER 13: IMPLEMENTATION
 - 4. CHAPTER 1: INTRODUCTION
 - 5. CHAPTER 3: ENVIRONMENT
 - 6. CHAPTER 4: HAZARD MITIGATION
 - 7. CHAPTER 5: HISTORIC / CULTURAL RESOURCES
 - 8. CHAPTER 7: INFRASTRUCTURE
 - 9. CHAPTER 8: PUBLIC SERVICES
 - 10. CHAPTER 9: LAND USE AND DEVELOPMENT
 - 11. CHAPTER 10: URBAN DESIGN
- E. REVIEW CPAC SCHEDULE AND DEADLINE
- F. ADDITIONAL PUBLIC TESTIMONY
- G. NEXT MEETING DATE: JULY 2, 2013
- H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

EACH PRESENTER IS REQUESTED TO PROVIDE RESPONSIBLE REPRESENTATION AT THE MEETING.

INFORMATION RELATIVE TO THE DRAFT LANAʻI COMMUNITY PLAN IS AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT'S OFFICE LOCATED AT 2200 MAIN STREET, SUITE 335, WAILUKU, MAUI, HAWAII.

ANY PERSONS REQUESTING ACCOMMODATION DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7214 (MAUI), OR 1-800-272-0117 (FROM MOLOKAI), or 1-800-272-0125 (FROM LĀNAʻI); OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 2200 MAIN STREET, SUITE 335, WAILUKU, MAUI, HAWAII 96793 OR BY FAX NUMBER 270-6290 AT LEAST SIX (6) DAYS BEFORE THE SCHEDULED MEETING.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE RULES OF PRACTICE AND PROCEDURE FOR THE LĀNAʻI COMMUNITY PLAN ADVISORY COMMITTEE. WRITTEN TESTIMONY SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO INSURE DISTRIBUTION TO THE COMMITTEE. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 4:30 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE COMMITTEE.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMITTEE TO CONSULT WITH THEIR ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMITTEE'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES, AND LIABILITIES.

PLEASE NOTE: IF ANY MEMBER OF THE COMMITTEE IS UNABLE TO ATTEND THE SCHEDULED MEETING, PLEASE CONTACT THE PLANNING DEPARTMENT AT 270-7214 AT LEAST ONE DAY PRIOR TO THE MEETING DATE.

Lāna`i Community Plan
CPAC Draft 1.5 Review Checklist
CHAPTER 9 – Land Use
Thursday 27 June 2013

INSTRUCTIONS

CPAC members should read the revised chapter, and February 13th Meeting summary, before the meeting and use this checklist to help organize their feedback at the CPAC meeting on

Thursday, JUNE 27, 2013

Please review the chapter for both substantive changes (i.e. the intent of a policy) as well as non-substantive changes (grammar, spelling, specific wording, etc). Please be prepared and bring specific language to discuss at the meeting: you can use the form below to write down your comments and ideas.

STAFF NOTES

- There will be two reviews for this chapter – June 12 & June 26.
- Land Use Map – **Preliminary Recommendations needed:**
 - Recommendations to include land area as shown on Lana`i Conceptual Plan on Community Plan map:
 1. Kahalepalaoa Village Retreat Resort and rural residential area, with two beach parks and open space coastal areas.
 2. Lana`i City Expansion (mixed use), university, tennis academy, linear park (drainage way), park expansion, and gateway park.
 3. Manele Mauka residential neighborhood, community gardens and farm areas, community center with park.
 4. Kaumalapa`u rural residential and urban residential, heavy industrial – limited to harbor or ocean related, community garden and farm areas.
 5. Manale and Ko`ele Project District expansion of rural residential areas.
 6. Lana`i Airport expansion with industrial area and energy park.
 - Direction to staff to write text, or tables, to describe each area in 1-6 above, if CPAC recommended, and prepare options for land use designations.
 - **Decision requested:** Match Community Plan land use designation “conservation” to State Land Use Conservation areas?
- **Page 3 – line 24-29 – Decision requested:** Include Issue/Strategy 4 in Land Use or Governance?
- CPAC has not yet reviewed Policies and Actions – changes shown came from general discussions on April 25th and May 22nd – Please review.

REVIEW SUBSTANTIVE CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>

YOUR COMMENTS

Please note line and page numbers for all comments.

<i>Page/Line #</i>	<i>Comment</i>

9 | LAND USE

A. INTRODUCTION

Land use on Lāna`i has been strongly influenced by water availability, ranching, and large-scale pineapple production. Vast open spaces have been retained by agricultural, barren, and rocky land areas on Lāna`i. With the decline and then closure of pineapple production in 1992, tourism and resorts came to Lāna`i. Today the population of 3,135¹ lives primarily in the historic small-town of Lāna`i City with some residences located near the resort hotels in the Kō`ele and Mānele Project Districts. A few rural residences are scattered along the leeward Keōmoku coast.

Deleted: Currently there are differences in land use designations in the State Land Use Districts and the Lāna`i Community Plan that need to be resolved. Most of the island has interim zoned lands that need specific zoning standards.

Background

The vast majority of Lāna`i's lands are designated as Agricultural or Conservation by the State Land Use Commission (Table 1). A single landowner owns approximately 98 percent, while the State of Hawai`i, County of Maui, and other private landowners own the remaining 2% of the island.

Comment [CE1]: This number was verified in county TMK records.

Table 1: Acreage by State Land Use District

SLUC Classification	Acres	Percent
Urban	3,257	3.6%
Rural	2,407	2.7%
Agriculture	46,639	51.5%
Conservation	38,197	42.2%
TOTAL	90,500	100%

Source: Maui County Data Book 2010.

Lāna`i City, the Kō`ele and Mānele Project Districts and small scattered areas on the Keōmoku Coast make up the urban land use acreage. Lāna`i City, built for the many new plantation workers in 1920, now remains as the last fully-intact plantation town in Hawai`i. As pineapple production phased out, tourism was brought to Lāna`i by Castle and Cooke Resorts. The Lodge at Kō`ele opened in 1990, Mānele Bay Hotel opened one year later in 1991, and resort real estate development followed shortly after.

1. DBEDT 2010 Census Report

Existing Conditions

Lāna`i Community Plan - 2012 Update Draft – [June 2013 Review](#)

1
2 Lānaʻi City continues to be the island’s population and service center. Lānaʻi also has two
3 Project Districts, Mānele and Kōʻele, with resort hotels and surrounding dispersed
4 residential development. Future growth on the island is currently planned at the
5 northwestern edge of Lānaʻi City and within the Mānele and Kōʻele Project Districts. The
6 three large projects planned at the northwestern edge of Lānaʻi City include expansion of
7 the Department of Hawaiian Home Lands’ (DHHL) subdivision, the County’s Lānaʻi City
8 Affordable Housing Project, and the Department of Education’s expansion of the Lānaʻi
9 Elementary and High School campus². The Mānele and Kōʻele Project Districts were
10 approved 26 years ago (1986), yet only a small fraction of the approved units have been
11 constructed. Approximately 6% of the entitled housing units in the Kōʻele Project District
12 have been constructed and 18% of entitled housing units at Mānele³.

13
14 The island’s primary industrial areas are located southwest of Lānaʻi City, off of
15 Kaunalapau Highway, near the Lānaʻi Airport, and at Kaunalapāʻu Harbor. The remaining
16 lands are primarily open space agricultural lands or barren rock lands, or conservation
17 lands protecting the forest along the mountain ridge.

18
19 State Land Use Districts have designated all of the lands on Lānaʻi in the four land use
20 classifications given in Table 1. The 1998 Lānaʻi Community Plan Land Use Map shows
21 some designated lands in similar classifications as those in the State Land Use Districts
22 and some different. Major differences are along the windward and southern coast that are
23 primarily designated open space in the Lānaʻi Community Plan, ~~whereas, they are~~
24 designated urban lands in the State Land Use Classifications. There are no permanent
25 settlements on the windward and northern regions of the island as these areas are remote
26 from existing development and services, lack infrastructure, and may have environmental
27 and/or cultural constraints.

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38 2. Department of Hawaiian Home Lands. *Island of Lānaʻi Regional Plan*. June 2010, and
39 Department of Education. *Lānaʻi High Elementary School Master Plan Final Environmental*
40 *Assessment*. March 2011.
41 3. John M. Knox & Associates, Inc. *Draft Lānaʻi Economic Development Issue Paper*. May 2011, and
42 County of Maui Department of Water Supply. *Draft Lānaʻi Island Water Use and Development*
43 *Plan*. February 2011.

1 **B. ISSUES AND STRATEGIES**
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 3

4 **Issue 1:** State Land Use designations and Lānaʻi Community Plan designations are
 5 inconsistent.

7 **Strategy 1:** Identify State land use designations that are inconsistent with Lanai'i Community
 8 Plan land use designations.

10 **Issue 2:** Interim zoned lands lack specific zoning standards.

12 **Strategy 2:** Conduct a comprehensive review of interim zoned lands to identify appropriate
 13 zoning following a thorough review of updated Community Plan land use
 14 designations.

17 **Issue 3:** Areas of wetlands, riparian, forests, and traditional use lands need protection from
 18 degradation and loss due to development.

20 **Strategy 3:** Identify and map natural and cultural resource areas and provide guidelines for
 21 development, such as Best Management Practices, to ensure protection of
 22 significant natural and traditional use lands.

24 **Issue 4:** Existing project districts may not be in compliance with Memorandum(s) of
 25 Understanding (MOU).

27 **Strategy 4:** Work with landowner(s) to review MOU(s) and determine actions needed to bring
 28 into compliance.

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Deleted: and could allow urban growth in areas with environmental, cultural, and infrastructure constraints

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Deleted: and zoning for Interim zoned lands that direct growth within existing urban areas

Deleted: . Use infrastructure phasing within project districts to encourage new development to be contiguous to existing development

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Deleted: and large areas of Open Space lands

Deleted: .

Comment [CE2]: Move details to Action

Deleted: Include consultation with landowner(s) and community and assessment of potential impacts of rezoning. Identify areas within Open Space lands that may accommodate different types of open space uses or be rezoned as conservation lands.

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Comment [MJ3]: Edited to tie to development in land use chapter. Similar issue in environment and cultural chapters.

Deleted: for

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Deleted: Identify and map areas, based on criteria, and provide protection

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Comment [MJ4]: Ron's comments from economic mtg. In Land Use or Governance?

Deleted: development of sites in 25 year-old Mānele and Kō'ele Project Districts

Deleted: Mānele and Kō'ele Project District vision and goals. Evaluate land use categories and acreages to determine if adjustments or phasing would help to accomplish goals.

1 **C. GOAL, OBJECTIVES, POLICIES, AND ACTIONS**

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4 **GOAL** Retain and enhance Lāna`i's rural character, respecting its vast open space lands and
5 small island town environment, which are unique in the State of Hawaii.

Comment [MJ5]: 050813 CPAC – retain as is.

6
7
8 **Policies:**

9
10 1. Limit State Urban District boundary expansion and County urban zoning to
11 areas designated for urban use on the Lāna`i Community Plan Land Use map
12 (1998 Plan #1- edited).

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Comment [MJ6]: Covered with Policy 1.

Deleted: <#>Direct new development first to existing undeveloped urban designated lands within Lāna`i City, the Mānele Project District, and the Kō`ele Project District and only thereafter to un-entitled expansion lands as demand warrants. ¶

13
14 2. Encourage new residential, commercial or infrastructure development within to
15 existing communities and proposed expansion areas.

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17 3. Manage Lāna`i Airport lands to include commercial and industrial airport facility development
18 within Airport boundaries wherever possible. Expand airport boundaries to allow extension of
19 existing runway, or to develop a second runway, with the least impacts to Lana`i City.

Deleted: Preserve additional open space by integrating

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21 4. Allow very low-impact accommodations to support small-scale eco-, cultural- or adventure-
22 tourism when consistent with Rural, or Open Space, zoning standards or by special use
23 permit.

Deleted: with the least impact to neighboring communities (1998 Plan #14 edited)

Deleted: Within Rural, or Open Space, zoning standards

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24
25 5. Encourage conservation of existing ALISH agricultural lands.

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26
27 6. Discourage developing or subdividing productive agricultural lands for residential uses where
28 the residence would be the primary use and any agricultural activities would be secondary
29 uses.

Comment [MJ7]: Needs legal review. Possibly combine with Policy 8 below.

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Comment [MJ8]: Moved to Action 9.07

30
31 7. Encourage cluster housing, conservation subdivision design (CSD), or the
32 use of green spaces/natural separations to protect the character of rural and
33 agricultural landscapes.

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<#> Provide incentives for landowners to preserve and protect agricultural lands from development using agricultural-related clustered housing, TDR/PDR (transfer of development rights/purchase of development rights), tax credits, easement programs, or similar means. ¶

34
35 8. Discourage approvals of Special Use Permits in State Agricultural and Rural Districts unless:
36 (1) to accommodate public/quasi-public facility uses such as utility installations, landfills and
37 wastewater treatment plants whose location is determined by technical considerations; (2)
38 supportive of agricultural uses; or (3) required for the use or distribution of economic
39 resources and not otherwise adversely affecting the environment or surrounding agricultural
40 uses. (1998 Plan #3).

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Deleted: the clustering of development on agricultural lands when approved as a Conservation Site Design plan or similar approval mechanism. ¶

41 9. Discourage urban level development in remote areas that would create a future demand for
public infrastructure or services.

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Comment [MJ9]: Combine with Policy #2?

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10. Establish a predictable and timely development approval process for requests that meet Community Plan policies and land use regulatory requirements.

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11. *Ensure all lands are zoned and zoning standards are consistent with Community Plan policies and objectives (1998 Plan #5 – edited and Action 1 - edited).*

12. *Facilitate the provision of infrastructure and public facilities prior to or concurrently with development.*

Deleted: (1998 Plan #12 – edited).

Comment [MJ10]: Combined with 7.

Deleted: <#>Encourage or require where appropriate, cluster housing, conservation subdivision design (CSD), or the use of green spaces/natural separations to protect the character of rural landscapes

Deleted: <#>.¶

CPAC DRAFT 1.5

9 Land Use

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No.	Policy #	Action	County Agency	Partners
9.01	4, 10, 11	Conduct a comprehensive review of interim zoned lands to identify and adopt zoning that is consistent with the Community Plan. The process shall include consultation with affected property owners and assessment of potential impacts of rezoning.	Planning Department	Lāna`i Resorts, LCC
9.02	2	Work with landowner(s) and community stakeholders to make necessary adjustments to Project District zoning and development standards to facilitate project build-out.	Planning Department	Lāna`i Resorts, LCC
9.03	3	<i>Evaluate and establish zoning for airport land expansion, when needed for runway improvements consistent with the Community Plan. Evaluate lands between airport and Lāna`i City for compatible land uses, particularly with respect to sound attenuation.</i>	Planning Department	Lāna`i Resorts, LCC
9.04	4	Amend the zoning ordinance to permit low-impact accommodations for small scale eco-, cultural-, or adventure tourism in Open Space, Parks or Conservation lands through the issuance of a State Special Permit or County Special Use Permit.	Planning Department	DLNR
9.05	10	Develop and adopt regulations that establish permit review timelines and a more transparent, efficient and equitable permit process.	Planning Department	
9.06	5,6,7	Revise subdivision regulation to permit clustering and Conservation Subdivision Design within the Rural and Agricultural Districts	Dept. of Public Works Planning Department	
9.07	5,6,7	Develop and provide incentives to landowner(s) to preserve and protect agricultural lands.	Planning Department	
9.08	9, 13	Revise guidelines and standards for provision and phasing of public facilities and services for new development.	Dept of Public Works Planning Department	

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Lana`i Community Plan
 CPAC Draft Review Checklist
 CHAPTER 10 – Urban Design
 27 June 2013

INSTRUCTIONS

CPAC members should read the revised chapter before the meeting and use this checklist to help organize their feedback at the CPAC meeting on **JUNE 27, 2013 and/or JULY 2, 2013**. Please review the chapter for both major changes (ie. the intent of a policy) as well as minor changes (grammar, spelling, specific wording etc). Please be prepared and bring specific language to discuss at the meeting: you can use the form below to write down your comments and ideas.

SPECIAL NOTES

INCOMPLETE SECTIONS

REVIEW MAJOR CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>
Issue 1	10-3	Moved strategy from issue 2 up to issue 1 (now strategy 1C)		
Issue 6	10-4	Added Issue 6 to discuss Lana`i Resorts conceptual plans for expansion of Lanai City and development of new residential areas.		
Strategy 8	10-5	Added strategy to discuss street trees and landscaping guidance		
Goal	10-6	Amended goal language to include Lanai City expansion and any new residential areas.		
Policy 3	10-6	Amended language re: parks and recreational facilities to be more broad.		

Action 10.01	10-7	Fine-tuned language		
Action 10.07	10-7	New action re: street tree planting plan		
Action 10.10	10-7	Amended language re: urban forestry management plan		
Action 10.11	10-7	Added action re: developing landscape guidance document for residents.		

YOUR COMMENTS

Please note line and page numbers for all comments.

Page/Line #	Comment

10 | URBAN DESIGN

A. INTRODUCTION

Background

Lāna`i City is unique among Hawaii's rural communities; originally conceived by James Dole as a new town in 1923, it is the last intact plantation town in the State of Hawaii. Built to be a self-sufficient 'company' town, Lāna`i City's commercial district is organized around the rectangular shaped Dole Park and surrounded by a grid pattern of residential streets. Most of the 'plantation style' structures were built between 1927 and 1938. One of the most significant character defining elements of Lāna`i City is the abundant plantings of Cook Island Pines throughout the town, which, now that the mature trees are 60-100' tall, gives the town the unique ambiance of being nestled in a forest. The landscaping, along with the rectilinear street pattern, centralized commercial land uses around a large green park and small scale of the buildings embodies many of the best qualities of late 19th / early 20th century American town planning.

Existing Conditions

Most of Lāna`i City's original structures are still standing, however in recent years some buildings structures – both commercial and residential - have been demolished and replaced with new construction. There are also a number of structures that are empty and falling into substantial disrepair, becoming so termite infested to the point where they cannot be renovated and restored. Residents of Lāna`i greatly value the unique character of their town and would like to see the town's design character maintained and enhanced, while, at the same time, allowing for improvements for safety, efficiency, expansion and viability. There are design guidelines for the Business Country Town area of Lāna`i City. The other settlements on the island – Kō`ele and Mānele - also have their own design character. As project districts these areas have design guidelines under their project district schedules.

There are three major projects proposed on the northwest edge of Lāna`i City (DHHL, County affordable housing and DOE campus expansion) that, if all are completed, represent a considerable extension of the existing town, totaling over 150 acres. The projects are planned to be constructed in phases over the next 25 years and will require infrastructure upgrades and expansions. Infrastructure needs, and urban design should

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1 be coordinated between all 3 projects and with the existing town so that efficiencies can
2 be achieved and the urban design of the projects work together to provide an appropriate
3 and seamless expansion of Lāna`i City.

4
5 The Cook Island Pines that were planted throughout Lāna`i City are mature, and some
6 are reaching the end of their lifespan. Some trees will have to be cut down, and
7 replaced, as they age, get diseased, and potentially cause property damage.

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12 **B: I SSUES AND STRATEGIES**

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17 **Issue 1: The array, quality, and integrity of the historic structures that make**
18 **up the core of Lāna`i City are threatened by some structures not**
19 **being adequately maintained, others being demolished, and others**
20 **being renovated without care for their historic character.**

21
22 Strategy 1A: Explore, analyze and implement the best options for preserving and
23 rehabilitating historic buildings within the BCT, including designating as a
24 National Historic District, utilization of historic preservation investment tax
25 credits, tax increment financing, setting up a community development
26 organization or corporation, and developing flexible zoning and building
27 codes for historic districts (i.e. relaxations on parking requirements, etc.)

28
29 Strategy 1B: Protect Lāna`i City's unique small town character and plantation heritage
30 by supporting collaborative efforts to develop a vision and master plan for
31 Lāna`i City that includes historic preservation of **historic** structures in the
32 BCT area. **Prepare guidelines for the preservation, rehabilitation and**
33 **restoration of structures in the BCT** *(Same/Similar to Cultural, Historic*
34 *and Scenic Resources).*

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36 **Strategy 1C: Review, revise and enhance as necessary the BCT design guidelines**
37 **for Lāna`i City to provide more detailed guidance for new**
38 **construction as well as renovation and reconstruction of existing**
39 **structures. Review and amend the BCT ordinance to allow flexible**
40 **adaptive re-use.**

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Issue 2: Lāna`i City's intact and unique plantation era historic character could be compromised by inappropriate new development and insensitive renovation of existing structures.

Strategy 2A: Develop design guidelines for structures **in Lāna`i City but** outside of the BCT area to provide guidance on appropriate form, scale, architectural character, details and materials.

Issue 3: County standard parking requirements for commercial operations make it expensive and difficult to obtain building permits, when the situation in Lāna`i City is that there is ample parking surrounding Dole Park for the surrounding businesses and institutions.

Strategy 3A: Create a comprehensive parking strategy for Lāna`i City, and develop and adopt specific parking relaxations of requirements as part of the revised BCT Design Guidelines which would allow businesses to utilize public parking surrounding Dole Park instead of developing new parking spaces on site. **Review and amend the BCT ordinance to be consistent with proposed guidelines.**

Issue 4: The rural character of Lāna`i City's streetscapes could be compromised by the imposition of modern street design standards which include requirements for curb and gutter, sidewalks, wider lane widths, etc.).

Strategy 4: Develop specific rural, small town street design standards for Lāna`i City which would permit context sensitive street design and maintenance of the rural streetscapes found in Lāna`i City **that includes streets without curb and gutters, overhead utilities and streets without sidewalks.**

Issue 5: Previous expansions of Lāna`i City have utilized modern, curvilinear, street network forms, breaking the small grid and intimate scale of Lāna`i City's rural small town streets.

Strategy 5A: Maintain the overall **gridded** street network pattern for Lāna`i City, including new subdivisions and areas of expansion.

Issue 6: Lāna`i Resorts LLC has plans to expand Lāna`i City as the population grows due to increased economic activity; as of 2013, those plans are very conceptual.

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Strategy 2A: . . . Revise and enhance the BCT design guidelines for Lāna`i City to provide more detailed guidance for new construction as well as renovation and reconstruction of existing structures.¶
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1 | **Strategy 6A: Encourage Lānaʻi Resorts LLC to collaborate with the community and**
2 | **the County on the development of plans, planning standards, and**
3 | **design standards for any expansion of Lānaʻi City through interactive**
4 | **workshops (design charrettes).**

6 | **Strategy 6B: Create design standards and guidelines for the expansion of Lānaʻi**
7 | **City for both commercial and residential properties.**

9 | **Issue 7: Loss of the array of Cook Island Pines in Lānaʻi City due to age,**
10 | **disease would significantly alter the urban design character of the**
11 | **town.**

13 | **Strategy 7: Develop management and replanting of plan for the Cook Island Pines**
14 | **throughout Lānaʻi City.**

16 | **Issue 8: Inappropriate landscaping in settled areas consumes precious water**
17 | **resources, has the potential to unleash invasive species, and blurs**
18 | **the character of the native landscape.**

20 | **Strategy 8: Develop a street tree planting plan for existing areas and new**
21 | **development. Develop a guidance document for homeowners and**
22 | **landowners to address both new existing and landscapes that would**
23 | **promote the use of non-invasive drought tolerant and climatic zoned**
24 | **native plants wherever possible.**

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1 **C: GOALS, OBJECTIVES, POLICIES, ACTIONS**
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5 **Goal** *Protect and enhance Lāna`i City's unique urban design character through*
6 *planning and engineering standards and design guidelines, for both*
7 *Lāna`i City and for any new expansion areas, that respect the islands*
8 *rural plantation history and through design coordination of large projects.*
9 (revised from 1998 CP)

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13 **Objectives**

- 14
15 A. Preserve, maintain and enhance Lāna`i City's unique plantation town character
16 (revised from 1998 Plan).
17
18 B. Maintain and enhance the traditional rural streetscape design and road network of
19 Lāna`i City. (revised from 1998 CP).
20
21 C. Enhance the landscape of Lāna`i City through the use of native, non-invasive and
22 climate appropriate plants. (revised from 1998 CP).
23
24 D. Ensure that new development and expansion of Lāna`i City respects, enhances and
25 uses the urban design character of the plantation town, including expansion of the
26 gridded street network and the design character of new construction. (new)
27
28

29 **Policies**

- 30
31 1. Encourage infill residential construction and development in Lāna`i City to
32 respond to and enhance the architectural character of the plantation era
33 buildings.
34 2. Ensure that proposed land uses and land use patterns in Lāna`i City are
35 consistent and compatible with the historic design character of Lāna`i City.
36 (1998)
37 3. Promote the development of a variety of recreational facilities for both active
38 and passive uses.

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1 **Actions**
 2
 3

10 – Urban Design			
No.	Action	Lead County Agency	Notes
10.01	Explore, analyze and implement regulatory and financial mechanisms for preserving and rehabilitating historic buildings within the BCT that may include i) designation as a National Historic District, ii) utilization of historic preservation investment tax credits, iii) tax increment financing, and/or iv) establishing flexible zoning and building codes for historic districts.	Planning Dept.	
10.02	Prepare a vision and master plan for Lāna`i City, through collaborative efforts, that includes historic preservation of structures in the BCT area.	Planning Dept.	<i>-(Same/Similar to Cultural, Historic and Scenic Resources).</i>
10.03	Revise and enhance the BCT design guidelines for Lāna`i City to provide more detailed guidance for new construction as well as renovation and reconstruction of existing structures for adaptive re-use.	Planning Dept.	
10.04	Develop design guidelines for structures outside of the BCT area to provide guidance on appropriate form, scale, architectural character, details and materials.	Planning Dept.	Develop basic design guidelines for projects outside of BCT
10.05	Create a comprehensive parking strategy for Lāna`i City, and develop and adopt specific parking relaxations of requirements as part of the revised BCT Design Guidelines which would allow businesses to utilize public parking surrounding Dole Park instead of developing new parking spaces on site.	Planning Dept.	

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No.	Action	Lead County Agency	Notes
10.06	Develop specific rural, small town street design standards for Lāna`i City which would permit context sensitive street design and maintenance of the rural streetscapes without curbs, gutters, overhead utilities, as found in Lāna`i City.	Public Works Planning Dept	In collaboration with Lana`i Resorts LLC
10.07	Develop a street tree planting plan, for existing and new development. Research and explore different street tree options for planting in Lāna`i City and the expansion areas.	Parks Department Planning	In collaboration with Lana`i Resorts LLC
10.08	Develop subdivision standards and design guidelines for any expansion of Lāna`i City that continues and expands the rectilinear street grid and rural roadway standards, and the plantation town character of new buildings and residences.	Public Works BSA Planning Dept	In collaboration with Lana`i Resorts LLC
10.09	Coordinate Phasing and Build-out of large developments (DHHL, DOE, County Affordable Housing): The County and State will need to coordinate phasing and build-out of the three projects and needed infrastructure improvements to maximize community benefits, minimize costs and ensure a seamless and complementary incorporation of these projects into the community.	Planning Dept	Public Works MED Housing and Human Concerns DHHL DOE
10.10	Develop an urban forestry management plan for the Cook Pines on County and public property throughout Lāna`i City. Encourage Lana`i Resorts to adopt a similar plan.	Parks Dept Planning	In coordination with the Company Lanai Resorts LLC
10.11	Produce a guidance document for homeowners and landowners to address new landscapes as well as renovation of existing landscapes to encourage the use non-invasive, drought tolerant and climatic zoned plants wherever possible	Planning Dept	In coordination with the Lanai Resorts LLC

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1

Lana`i Community Plan

CPAC Draft Review Checklist

CHAPTER 11 – Housing

27 June 2013

INSTRUCTIONS

CPAC members should read the revised chapter before the meeting and use this checklist to help organize their feedback at the CPAC meeting on **JUNE 27, 2013**

Please review the chapter for both major changes (ie. the intent of a policy) as well as minor changes (grammar, spelling, specific wording etc). Please be prepared and bring specific language to discuss at the meeting: you can use the form below to write down your comments and ideas.

SPECIAL NOTES

Department of Housing and Human Concerns did not review this chapter in Nov-Dec 2012: Policies, objectives and actions will be subject to their review.

INCOMPLETE SECTIONS

REVIEW MAJOR CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>
Existing Conditions	11-2	Added two paragraphs to bring existing conditions up to date to present – June 2013 – situation		
Issue/Strategy 1	11-3	Added multiple strategies to deal with affordable housing issue.		
Issue/Strategy 2	11-3	Added Issue 2 to discuss possibility of Lana`i resorts collaborating with County to swap land and get housing built asap on the County’s affordable housing site.		
Strategy 3B	11-4	Added strategy (and later, action) to encourage Lana`i Resorts to hold community design workshops as they develop plans for expansion of the town and new residential areas at Manele Mauka, Kaumalapau Harbor, (Koele rural?), and Keomoku (3 rd resort area).		

Issue/Strategy 5	11-4	Added Issue and Strategy re: Transient Vacation Rental regulations and ordinance.		
Goal	11-5	Re-inserted original goal language from 1998 Plan.		
Objectives	11-5	Minor changes to language of objectives.		
Policy 2	11-5	Re-Worded.		
Policies 8-10	11-5	Re-inserted from 1998 Plan.		
Policy 11	11-5	Added policy re: Lanai Resorts working with County to get housing built asap on County Housing site		
Action 11.07	11-6	Re-worded action re: long term care		
Action 11.09	11-6	Added action re: developing ordinance for Vacation Rentals		
Action 11.10	11-6	Added action re: Lana` resorts collaborating with County to build housing on County affordable housing site		

YOUR COMMENTS

Please note line and page numbers for all comments.

Page/Line #	Comment

11 | HOUSING

A. INTRODUCTION

Housing affordability is a significant issue throughout the County the Maui and Lānaʻi is no exception. The U.S. Department of Housing and Urban Development (HUD) defines housing affordability as a household that pays less than 30% of its annual income on housing. Without affordable housing, Lānaʻi, like other Maui communities, experiences high rates of crowding, low ownership rates, and more workers per household.

The provision of housing needs to address factors that effect affordability, as well as neighborhood, community, and social services. Regulations or zoning may need modification to accommodate a variety of housing types, lot sizes or mixed use neighborhoods that would bring housing closer to the workplace. In tourism or scenic areas, investment or second home purchases may put upward pressure on prices if the property is used for a tourism rental rather than an owner-occupied or long-term rental home. Special needs populations may require affordability and/or special housing types.

Background

The long-term supply of affordable housing is influenced by the following:

- Economic strength drives housing production and Lānaʻi's economic base has not been strong for a number of decades.
- Construction costs over the last twenty years have escalated faster than household incomes.
- Very few vacant lots, with infrastructure in place, are at prices that meet affordable housing.
- Financing is not available, or limited, for buyers who do not have a substantial down payment as well as excellent credit scores.

Housing affordability improves when residences are built in areas where infrastructure can be provided affordably and within close proximity of employment and services. Residents' ability to purchase or rent increases when there is with a variety of housing types, lot sizes, and

~~accessory - `ohana - units to provide rental income or house extended family members.~~

Mixed-use zoning allows residents to live near their workplace and reduces transportation costs.

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1 **Existing Conditions**

2
3 A majority of the island’s population lives within Lāna`i City. Additional housing is located in the
4 Mānele and Kō`ele Project Districts. The average homeownership rate on Lāna`i in 2009 was
5 62.4%. This is slightly higher than the state average of 58.1%, but less than the 66.9% national
6 average¹. Lāna`i Resorts, LLC is the primary provider of rental housing, with 455 single-family
7 and multi-family units within Lāna`i City.

8
9 ~~Housing prices and rents on Lāna`i have consistently been lower than Maui County as a whole,~~
10 ~~however median income is also lower. Median household income on Lāna`i in 2009 was~~
11 ~~\$53,445, compared to Maui Island’s \$65,660, and the State’s \$64,661. For the same period the~~
12 ~~median home value was \$389,800 compared to Maui County at \$606,200.~~²

Deleted: Lāna`i residents experience high rates of crowding, low ownership rates, and a growing elderly population.

13
14 The Department of Hawaiian Home Lands’ 55 lots have been available to qualified Native
15 Hawaiians since 2005; about 65% of the lots are leased. DHHL recognizes that many homestead
16 applicants are unable to qualify for home loans after being awarded a lot. To address this issue,
17 DHHL developed the Home Ownership Assistance Program, which offers classes on financial
18 literacy, job training and placement services.

19
20 The proposed County affordable housing project is located on 73 acres on the west side of Lāna`i
21 City. The project is comprised of 412 for-sale or for rent residential units: 239 single-family
22 homes and 173 multi-family; two parks, five acres for a community center; and four acres for a
23 detention basin. It is planned in five phases over a period of 17 years. The first phase will be
24 constructed from 2010 to 2017 and includes up to 81 single-family and multi-family units and a
25 2.83-acre park.

Comment [CE1]: its already 2013 - should these dates be amended ??

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26
27 **Since Ellison purchased Castle & Cooke’s holdings on Lana`i, there has been increased**
28 **investment, and increased employment on the island, resulting in, once again, a shortage**
29 **of available affordable housing. In the short term, Lana`i Resorts options for building**
30 **more housing are limited as the only entitled lands near Lana`i City are the County**
31 **Housing Project lands and the Koele Project District. In the long term, Lana`i Resorts**
32 **would like to expand Lana`i City in order to accommodate what is expected to be a**
33 **growing population.**

34
35 **Lana`i also has a number of Transient Vacation Rentals and Bed and Breakfast**
36 **accommodations. The County has recently created/ revised regulations regarding TVR’s**
37 **and B&B’s: however those regulations were aimed at the situation on Maui. Vacation**
38 **rentals on Lana`i require regulations that are tailored to the specific situation on Lana`i.**

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39
¹ U.S. Census Data.

² Lāna`i Housing Issue paper, John M. Knox & Associates, Inc., May 24, 2011.

1 **B. ISSUES AND STRATEGIES**
2

3
4 **Issue 1:** There is a lack of affordable housing on Lānaʻi for workers and
5 families.

6
7 **Strategy 1A:** Gain a better understanding of the problem by surveying Lanaʻi
8 residents (and temporary workers) about their present and future
9 housing needs and desires.

10
11 **Strategy 1B:** Work with Lanaʻi Resorts LLC to project future population growth
12 and housing needs, based on their plans for new development.

13
14 **Strategy 1C:** Encourage Lanaʻi Resorts LLC to explore all options for building
15 new affordable housing.

16
17 **Strategy 1D:** Work with the community and public-private partners to establish a
18 community land trust to reduce the affordability gap between
19 median income levels and housing costs. Investigate whether Na
20 Hale ʻO Maui, a community land trust on Maui, would consider operating
21 on Lānaʻi.

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22
23
24 **Issue 2:** The County Department of Housing and Human Concerns has land
25 use entitlement, and preliminary plans, for an affordable housing
26 development (at the northeast corner of Lanaʻi City); however the
27 County does not currently have the funding to begin developing the
28 project.

29
30 **Strategy 2:** Encourage the Department of Housing and Human concerns and
31 the County to collaborate with Lanaʻi Resorts LLC to get affordable
32 housing built as soon as possible. This could mean that Lanaʻi
33 Resorts and the County swap land, so that Lanaʻi Resorts begins
34 development and construction of housing, and the County's
35 affordable housing is developed incrementally, at multiple sites.

36
37
38 **Issue 3:** There is a lack of housing choices available at different price levels
39 and housing sizes.

40
41 **Strategy 3A:** Encourage new development to create a variety of lot sizes, and
42 housing types.

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zoning close to jobs and services.

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Strategy 3B: Encourage Lana`i resorts LLC to hold workshops with the community and the County in order to explore different housing types and development patterns that could be utilized in an expansion of Lana`i City, or in the development of new residential areas

Issue 4: There is an increasing need for housing and services for special needs populations

Strategy 4A: Form partnerships to establish and provide housing and residential care for special needs populations. Form partnerships between the County Department of Housing and Human Concerns, State Department of Health, non-profits, private landowners, and the community to establish a long-term residential care facility. Housing that allows aging-in-place may require supportive building code standards. Evaluate all special needs groups to ensure an adequate supply of quality housing is provided at all income levels.

Issue 5: Lana`i has a number of vacation rental properties (including Bed and Breakfasts) that cater to hunters, kama`aina tourists, short stay visitors but most do not have County permits.

Strategy 5: Work with Lana`i residents and the Lana`i Planning Commission to develop specific vacation rental regulations for Lana`i.

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C: GOAL, OBJECTIVES, POLICIES, ACTIONS

Goal Housing that meets the needs of all Lāna`i's residents **in order to ensure a healthy and vibrant social and economic environment. (1998 Plan).**

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Objectives

- Increase the long-term supply of affordable housing **for multiple income levels.**
- Housing opportunities that are affordable, safe, and environmentally and socially beneficial.
- **Increase the variety of housing types that are available for sale or lease.**

Policies

1. Support initiatives, plans, and regulations that keep housing affordable in perpetuity.
2. Require County mandated affordable housing be subject to buy back provision **so that affordable units are not sold for profit and taken out of the affordable housing stock.**
3. Require County subsidized affordable rental housing remain available as rental housing at affordable rents.
4. Expedite permit process and provide incentives for safe, environmentally, and socially beneficial housing projects.
5. Promote a mix of multi-family and single family housing units to expand housing choices.
6. **Support** the development of `ohana units on Lāna`i.
7. Ensure that **elderly residents and** residents with special needs have access to appropriate housing.
8. **Support self-help housing as a means of addressing affordable housing needs for Lana`i residents. (1998 Plan)**
9. **Promote the sale of rental residential properties to current occupants as a means of encouraging homeownership by residents. (1998 Plan)**
10. **Require the development of employee housing in connection with the establishment of major economic development initiatives. (1998 Plan).**
11. **Encourage the County to work collaboratively with Lana`I Resorts LLC in order to build affordable housing incrementally throughout the town and the island.**

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<#>Establish a tax structure that provides tax incentives for affordable rental properties.¶
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11 – Housing			
No.	Action	County Agency	Partners
11.01	Develop and implement a comprehensive affordable housing plan for Lāna`i	(DHHC)	Lāna`i Resorts, LLC
11.02	Work with the State and Lāna`i Resorts, LLC to implement a housing rehabilitation program, including loans, grants and/or technical assistance and community outreach.	DHHC	Lāna`i Resorts, LLC
11.03	Revise the County's Workforce Housing Ordinance to address Lāna`i's particular situation .	DHHC	
11.04	Amend zoning codes to allow for a greater variety of housing types, including: mixed-use, mixed housing types, co-housing, prefabricated homes, and small lot development.	Department of Planning	
11.05	Provide assistance with securing / leveraging federal grants, Low Income Housing Tax Credits, and other resources that support affordable housing for special needs populations.	DHHC	
11.06	Review and revise, as needed, building codes to allow aging-in-place housing adaptations.	DPW Department of Planning	
11.07	Develop a plan for establishing a long-term care infrastructure on Lāna`i – including long term and short term supportive housing, palliative care and hospice facilities -	DHHC	
11.08	Provide adequate government-sponsored affordable housing units to be used by government personnel and Lāna`i residents (1998 Plan).	DHHC ?	
11.09	Work with Lāna`i residents and the Lāna`i Planning Commission to develop specific vacation rental regulations for Lāna`i.	Department of Planning	Lāna`i Resorts, LLC
11.10	Work with Lāna`i Resorts, DHHC, DHHL to re-configure and develop housing on the County's affordable housing site more rapidly.	DHHC Planning Mayor's Office	Lāna`i Resorts, LLC

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Establish a community land trust on Lāna`i. ¶

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Amend zoning codes to allow mixed-use, mixed housing types, co-housing, manufactured homes, and small lot development. ¶

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Implement incentives to encourage the development of `ohana units including, but not limited to: ¶
Expediting the permitting and inspection process where feasible; ¶
Increasing the allowable gross floor area for `ohana units; and ¶
Increasing the allowable number of `ohana units dependent on lot size.

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Provide assistance with securing / leveraging federal grants, Low Income Housing Tax Credits, and other resources that support affordable housing for special needs populations.

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Department of Planning

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Lāna`i Community Plan
CPAC Draft 2 Review Checklist
CHAPTER 12 – Governance
27 June 2013

INSTRUCTIONS

CPAC members should read the revised chapter, and February 13th Meeting summary, before the meeting and use this checklist to help organize their feedback at the CPAC meeting on

Wednesday, JUNE 27, 2013

Please review the chapter for both major changes (e.g., the intent of a policy) as well as minor changes (grammar, spelling, specific wording, etc). Please be prepared and bring specific language to discuss at the meeting: you can use the form below to write down your comments and ideas.

STAFF NOTES

- Removed Background heading, history discussion and Existing Conditions heading to create a more concise Introduction section.
- Rephrased Strategy 1.
- Added Strategy 2b to separately address language barriers.
- Added Issue 3 and Strategies 3a and 3b to address the inadequate representation issue.
- **Question** on Policy 5 - should the word “elected” be before the word “officials”, i.e., is the intent of this policy to address all government officials or to focus on elected officials?
- Added Policy 6 to address the holding decision making meetings on Lāna`i and early in the process.
- Added Policy 7 to encourage collaboration between stakeholders in finding solutions to issues of importance.
- Rephrased Action 12.04
- Added Action 12.06
- Added Action 12.07

REVIEW MAJOR CHANGES

			<i>Check one</i>	
<i>Item</i>	<i>Page/Line #</i>	<i>Explanation</i>	<i>OK</i>	<i>NEEDS WORK</i>

YOUR COMMENTS

Please note line and page numbers for all comments.

<i>Page/Line #</i>	<i>Comment</i>

1 12 | GOVERNANCE
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6 | **A. INTRODUCTION**
7

8 Lānaʻi is one of five islands that comprise the County of Maui and the County is the sole
9 local government for the three inhabited islands of Maui Nui; there are no townships or
10 villages with separate municipal governments. Legislative representation on the County
11 level is served by a single member, who sits on the Maui County Council in Wailuku on
12 Maui Island. The County civic center, also located in Wailuku, is distant and not readily
13 accessible to Lānaʻi residents.

14
15 Having the county seat located on the island of Maui makes participation in Council
16 meetings difficult for Lānaʻi residents, however, recent improvements in
17 telecommunications have enabled them to participate remotely. Lānaʻi has a diverse
18 population, including residents who cannot speak English and need translation services
19 in order to provide testimony or comments.

20
21 The Lānaʻi Planning Commission has regularly scheduled monthly meetings providing a
22 forum where residents bring forward various issues, but not always issues appropriate
23 for land use and planning meetings. Occasionally, additional County-sponsored public
24 meetings provide a more appropriate forum for a variety of community issues.

25
26 Approximately 98% of the island is the private property of a single landowner, Lānaʻi
27 Resorts, LLC. As a result, some of the infrastructure and community services that are
28 traditionally government responsibilities are the responsibility of the owner and public
29 needs are subject to private funding limitations.

30
31 **B. ISSUES AND STRATEGIES**
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33

34
35
36 **Issue 1:** **There has been a history of a lack of effective**
37 **communication between residents and the primary**
38 **landowner.**

39
40
41 **Strategy 1:** Establish, regularly scheduled, forums for cooperative
42 communication between Lānaʻi residents, Lānaʻi Resorts,
43 and the island's major employers.
44
45

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Deleted: Early Hawaiian governance changed from leadership of elders and practitioners to a feudal system, with an island chief, lesser ahupuaʻa (land area, usually from mountains to sea) chiefs and their land managers. An island council was composed of representatives from each ahupuaʻa. In 1810 the governing system became a central monarch. In the mid-late 1800s the expansion of the sugar industry meant increasing foreign (Europe and U.S.) business and political involvement. The government shifted when a group of local residents seized power from the Queen and formed a republic. Later Hawaiʻi became a U.S. Territory, before statehood was approved by vote in 1959.¶

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Issue 2: There are insufficient opportunities for public participation in local government councils, committees, ~~and~~ boards.

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Strategy 2a: Provide a variety of information sources and technological connections for citizens to understand and participate in their community and government.

~~Strategy 2b: Develop improved government communications to address existing language barriers.~~

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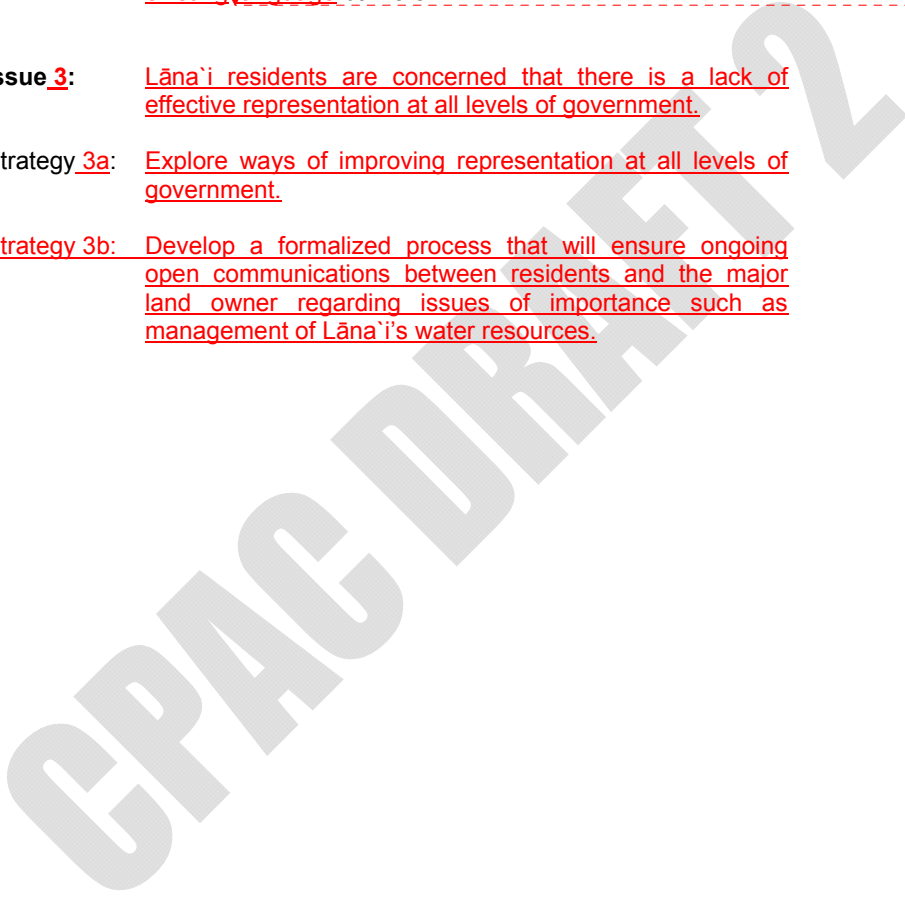
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Issue 3: ~~Lānaʻi residents are concerned that there is a lack of effective representation at all levels of government.~~

Strategy 3a: ~~Explore ways of improving representation at all levels of government.~~

Strategy 3b: ~~Develop a formalized process that will ensure ongoing open communications between residents and the major land owner regarding issues of importance such as management of Lānaʻi's water resources.~~

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Goal **Efficient, accessible County, State, and Federal government services to all Lāna`i residents.**

Objectives

- 1. Improved communications to maintain cooperative working relationships.
- 2. Opportunities for all residents to participate in county government.

Policies

- 1. Support the community in its efforts to have a more effective and communicative relationship with the major landowner.
- 2. Encourage residents to participate in government decision-making.
- 3. Support the centralization of government services in the Lāna`i City town core (1998 CP).
- 4. Encourage and support the use of telecommunications technology to enable Lāna`i residents to provide testimony at public meetings and to connect them with county government personnel.
- 5. Ensure elected officials at all levels of government conduct regularly scheduled public information meetings on Lāna`i. (1998 CP).
- 6. Maui County Boards and Commissions that make decisions on Lana`i issues should hold meetings on Lanai early in the process.
- 7. Encourage and support collaborative partnerships between Lana`i Resorts and government agencies regarding the provision of services, resource management, infrastructure improvements and other issues of importance.

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Comment [CE1]: Should this refer to only elected officials?

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12 – Governance			
No.	Action	County Agency	Partners
12.01	Provide a forum and facilitate regular meetings for the entire community and <u>Lāna`i Resorts, LLC</u> representatives to discuss on-going issues and potential strategies for Community Plan implementation.	Department of Planning	<u>Lāna`i Resorts</u>
12.02	Increase the number of posted agendas and public notices printed in multiple languages.	<u>Office of Council Services (OCS)</u> Office of the Mayor	
12.03	Conduct regularly-scheduled public information meetings on-island	OCS <u>Office of the Mayor</u>	
12.04	<u>Continue to improve and promote the availability of telecommunications for county services and for participation in island of Maui based council meetings.</u>	<u>Office of the Mayor</u>	
12.05	Study the feasibility for a County government office building in Lāna`i City.	Office of the Mayor	
<u>12.06</u>	<u>Provide for timely decision making on the Island for all decision making bodies.</u>	OCS <u>Office of the Mayor</u>	
<u>12.07</u>	<u>Create a program to educate and encourage the use of telecommunications technologies available for public participation.</u>	<u>Office of the Mayor</u>	

Deleted: Lāna`i Island Holdings, LLC

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Deleted: Improve telecommunications for county services and for participation in island of Maui based council meetings.¶

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