

**LANA`I PLANNING COMMISSION
REGULAR MEETING
MAY 28, 2014**

*** All documents, including written testimony, that was submitted for or at this meeting are filed in the minutes' file and are available for public viewing at the Maui County Department of Planning, 2200 Main St., Suite 315, Wailuku, Maui. ***

A. CALL TO ORDER

The regular meeting of the Lana`i Planning Commission (Commission) was called to order by Chair John Ornellas at approximately 5:33 p.m., Wednesday, May 28, 2014, in the Lana`i Senior Center, Lana`i City, Hawaii.

A quorum of the Commission was present (See Record of Attendance.)

Chair John Ornellas: Let's call this meeting to order. We do have a quorum. And so we're going to first start off with the public testimony, based on what was previously said at our last meeting, and then we'll be pretty lacks as we continue the meeting, so unless we get bombarded and we start dealing with time issues, so if anybody wants to come up and give some testimony? Okay, please come -- Debbie, you're next. Can somebody Pat the mike please? Just introduce yourself to all of us and then say what you need.

B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Maximum time limits of at least three minutes may be established on individual testimony by the Commission. More information on oral and written testimony can be found below.

Mr. Pat Reilly: Thank you. I'm Pat Reilly, 468 Ahakea Street. Thank you for the opportunity and thank you guys for the work. There are some things that you've covered in the plan but I wanted to emphasize a couple 'cause I think things are changing. One is the affordable housing. To me, in the last two quarters of this year, when you look at the websites for realty and rentals posted, the price of housing is going through the roof here, and it's, to me, it's a supply and demand issue. There's no houses and there's a high demand, and that's probably mostly a result of employment opportunities offered here. So I'm asking in the B there to -- so that the final draft has the most current data on it, and when I looked at a couple of those drafts, I'm not sure they're up to date, but to every quarter, before you finish your draft, that the plan update the data relative to housing prices on Lana`i, both rentals and purchases. Now this may be controversial, I'm sure it will be, but for any developer, if they're going to have

multiple projects in a community, it seems to me that a condition of permit has to be to provide for housing for employment. It happened with the hotels. I don't know why it shouldn't happen here. And I think the trend in housing prices are so critical at the moment that this needs to be addressed immediately and not two years from now. I mean your draft is going to go the council; by the time the council gets done with this, I don't know where the price of houses will be and I greatly fear for the young people who have no opportunity to purchase a house and take advantage of any equity enhancement for their family, and I just think it's a real critical issue, so I just keep hammering on that, I know it's in there, but if we don't make it a priority, I think we're wrong.

Two, on the cultural and historic sites, I would just like to see all the potential sites that people are considering where the CPAC did it and maybe that's not appropriate for the community plan, but, to me, you should identify those potential historic sites and cultural sites. I noticed you see my B section is that the National Park Service is holding a meeting here on June 3rd on the Honouli`uli site gulch but the Lana`i Police Station is a considered an associated site, and it's mentioned in that, and I encourage everybody to testify and please read the draft that the website have provided. I noticed on the map that Kaunolu is listed as a national historic site but there's no real color indicator or anything more specific than that, which seems to be not -- you haven't really identified it on the map, I mean you've identified in the text, but not on the map. I think that's important too, and maybe there is a reason that CPAC decided not to do that, which I can think of several but --

Three, on backside, we do have a master plan for the school, and it has a footprint, and I would like to see that designated on a map. I mean I would hate to lose the whole concept that that land, at least the last time I checked, was -- had been dedicated to the Department of Education and maybe the transfer hasn't taken place, but I would like to see the whole plot, the footprint on the map.

I keep hearing, on four, that as we expand, the wastewater treatment facilities may be moved, and we're going to need a new landfill. Well, if they're going to move the wastewater treatment facilities and expand the city that way, please identify it, where that's going to be on a map somewhere. I mean I don't know how long that has to wait before that proposal.

And last, this may get solved tonight, I still wanted to know -- I didn't understand, I'm not against it, I just didn't understand that the Department of Hawaiian Home Lands testimony several meetings ago about the acquisition of two parcels of commercial and light-industrial. That was news to me and I'd just like a further explanation on that. Thank you very much.

Chair Ornellas: Any questions for Pat, Members? Thank you, Pat. Debbie?

Ms. Debbie Dela Cruz: My name is Debbie Dela Cruz. I'm a member of the CPAC. I participated in all but the last meeting, which I missed due to a Mainland trip that was planned around the original plan, which we overshot by several months. I say that, not to earn the silver star for attendance, but just so you know that I didn't miss a lot of discussion.

I reviewed the final draft and concerned about many changes that were made that I don't believe were discussed or approved by the CPAC. I know that there times when we left it to the Planning Department to make changes, such as deleting all reference to numbers of proposed housing units in the land use chapter, however, there are substantive changes that aren't the CPAC's, for example, paragraph 9.6A, Kahalepalaoa Retreat Resort, wording has been added that the resort "will provide an alternative hotel experience from the other two Lana`i resorts by being small in scale, private, and provide views toward both Maui and Molokai." What's also disturbing is that the final draft shows that the addition is mostly in black print, which indicates it was not changed from the prior draft. Paragraph 9.6B, Kahalepalaoa Village Rural Residential, states, "Rural residential lots will be approximately 5-acres, or larger, estates up to a maximum of 50 total residences will be allowed within the village." The last draft that we approved says, "Rural residential lots will be 5-acre estates for up to a maximum of 50 total residences within the village." The words "approximately 5-acres, or larger, estates" are also in black print as though not a change.

Some other changes are in Chapter 11, where there's an emphasis added regarding Maui County's lack of progress on the affordable housing development.

In the Background section of Chapter 6, Economic Development, the sentence regarding Mr. Ellison has been added stating, "His commitments have raised hopes of achieving crucial diversification and long-term stabilization of Lana`i's economy." While I am appreciative of his efforts, I don't think that's such gratuitous language belongs in this plan.

There are many changes, especially in Chapter 6, Economic Development, Chapter 9, Land Use, and Chapter 11, Housing chapters. I, therefore, ask you to carefully look over the changes made to the final draft. In many cases, the deleted material has just been moved, however, there are other deletions and additions, which I think changed the CPAC's intent, which I think is a disservice to the CPAC.

Chair Ornellas: Members, any questions for Debbie? Debbie, will you be giving us those changes for Chapter 6 and 9 and 11?

Ms. Dela Cruz: You know I started doing that and I thought, no, I'm going to be interrupting all night, so I just ask you to take a good look at the chapters as you go through. I think there are a couple of sections where there are entire paragraphs missing. I might bring those up.

Chair Ornellas: Okay. Great. Thank you, Debbie. Oh, Kelli? Hang on, Debbie.

Ms. Kelli Gima: Mary, is it possible for us to see the draft that CPAC put together to be able to compare and contrast what the differences are that Debbie's talking about?

Ms. Mary Jorgensen: Mary Jorgensen, Planning Department. The version that you have is the CPAC draft with what you see in track changes being what the Planning -- was added by the Planning Department. So I can go through and look and see if there was some changes made prior to September 25th, or maybe between September 25th and when the CPAC draft was published and look for these changes and see if there was something that was inadvertently showing up as being, as she was saying, if it's in black type, it would be referencing what the CPAC draft was, and so I can look through and see if there's something that was changed. And there was, you know, anything that is in track changes in here should be reflecting of what we added or deleted.

Chair Ornellas: Okay. So the -- so in the book, if it's blue, you've added; if it's red, you've deleted.

Ms. Jorgensen: That's correct.

Chair Ornellas: And if it's black, it's what the CPAC --

Ms. Jorgensen: It's what the CPAC wrote. And sometimes we would move quite a bit of text and we wouldn't show all the deletion because it remained in there, it just might have moved up in the paragraph or on the same page. You'll notice in Chapter 1, if we moved something, like a whole section that got moved to appendix, we noted that in Chapter 1 rather than having a whole page of strikeout, it just said all of that section moved to the appendix.

Chair Ornellas: Debbie, do you have Mary's email address? If, you know, if you can send her stuff, copy me. I mean if you see stuff. I mean if you saw stuff, then that way we can at least keep track of it.

Ms. Jorgensen: I have these comments from today and I will look through and try to find what happened here, and some of them are comments that the language, like in Chapter 11, which pertains to tonight, where Debbie is saying that -- the comment

about -- I mean the text added about Mr. Ellison that you don't think is appropriate, that's something tonight as you go over Chapter 11, you can decide whether you want to make a change.

Ms. Dela Cruz: Perhaps it would have been useful to put the CPAC changes in blue and the Planning Department changes in some other color, but I don't know. I guess it's too late to go back and try and do that.

Ms. Jorgensen: The CPAC changes is the entire document because it's all -- it has all of your -- it's your creation there so it's all in back and --

Ms. Dela Cruz: But the blue changes would indicate what the CPAC changes are?

Ms. Jorgensen: No. The blue changes are -- because this draft is the December draft, and -- that the Planning Commission's looking at, and that was after the CPAC draft came out, I believe it was October. We took that draft and said -- and had agency comments and Planning Department comments, and then made changes, and put them within the CPAC draft so you're looking at one document rather than looking at a CPAC draft and then a separate Planning Department draft. So by putting it in this format, we were trying to make it a little easier so you could see what was CPAC and what we changed.

Ms. Dela Cruz: So the blue portions are all your changes?

Ms. Jorgensen: They're all -- all the blue are the Planning Department's additions, and all the red are the Planning Department's deletions.

Chair Ornellas: Alright. Then anybody else want to testify? Yes, ma'am. Please come forward.

Ms. Nancy McPherson: Aloha, Chair Ornellas and Commissioners. Thank you for letting me testify on behalf of our Director, Jobi Masagatani. She was unable to attend tonight's meeting so I'm just going to read this testimony into the record, if I may, quickly. We do reiterate some of the things that were submitted in our previous testimony but hoping this clarify some things.

The Department of Hawaiian Home Lands (DHHL) thanks you for this opportunity to submit testimony to the Lana`i Planning Commission on the draft Lana`i Community Plan update.

Our comments for the Land Use chapter. As you may know, DHHL is set to receive two parcels for commercial and industrial purposes, totaling 25 acres, as previously identified in the Agreement to Convey, dated June 28, 1994, from Castle & Cooke to the State Department of Land and Natural Resources. The parcels had been surveyed by DLNR and metes and bounds generated, as shown in Exhibit 1 through 3.

In anticipation of receiving these lands, DHHL is taking this opportunity to communicate to the Commission DHHL's intent to utilize these parcels for commercial and industrial uses. The Hawaiian Homes Commission has exclusive land use authority over its lands and can determine and designate land use and zoning on Hawaiian Home Lands, given that it's not Hawaiian Home Lands yet.

The land uses and locations specified in the Agreement to Convey are not currently reflected in either the Pulama Lana`i Master Plan or the draft Lana`i Community Plan update.

DHHL regularly endeavors to work with the counties to be consistent, to the extent possible, with each county's land use and community planning process, and asks that, by the same token, the Lana`i Planning Commission take DHHL's and our beneficiaries' needs and desires into account when deliberating on community plan land use designations for the Lana`i Community Plan update.

And then it looks, from the agenda, like you may have covered infrastructure already but I'm going to go ahead and submit these comments, if I may, on infrastructure for water.

In the Water section of the Hawaiian Homes Commission Act of 1920, as amended, (HHCA, Section 221), Hawaii Revised Statutes (HRS 171-58) and as supported in an opinion by the State Attorney General, issued August 22, 1994, DHHL has the ability to negotiate for the use of water and/or assert a demand for water statewide for the purposes of supplying water to livestock, aquaculture operations, agriculture operations, or domestic needs of individuals on Hawaiian Home Lands, from either public or private land and water systems.

DHHL has yet to develop 35 acres of a total of 50 acres allocated to provide residential homestead lots and a community use area for beneficiaries on Hawaiian Home Lands on Lana`i as well as future commercial and industrial uses on the 25 acres of lands yet to be transferred to DHHL. These lands will require adequate potable water for their intended uses.

DHHL requests that the Lana`i Planning Commission consider adding a policy or other language to the Lana`i Community plan update: 1. Affirming DHHL's rights to water for Trust purposes, and 2. Requiring analysis and consideration of DHHL's water needs for all of its lands on Lana`i when planning for land use as well as infrastructure.

Thank you for this opportunity to provide testimony regarding the Land Use and Infrastructure chapters of the draft Lana`i Community Plan update.

Aloha, Jobie M. K. Masagatani, Chairman, Hawaiian Homes Commission.

Chair Ornellas: Thank you. Members, any questions? I know this is something -- the guy showed up the first night we did this and we were kinda baffled as far as why, since 1994 to now, only we start to hear about this, this land transfer. Even the CPAC didn't have anything to say or it wasn't presented. So we're just kinda -- and looking at the map, I see one section of 15.24 acres down by the airport, and then the other one that concerns me more is the 10.1 acres at the corner Kaunalapau Highway and Manele Road. And then looking at your Exhibit 2, it looks like you're going to subdivide that lot into different -- there's lots 758 or 739, 728, lot 37, so this is going to be subdivided and what is going to be placed there at the corner of Kaunalapau and Manele Road? Housing?

Ms. McPherson: That's yet to be determined. The idea was to have commercial uses there. My understanding is, originally, this was done with the state for an economic development potential, and the state took a long time to try to finalize the subdivision, and Castle & Cooke, between the two of them, they didn't have funds to follow through on the subdivision, all this sort of thing, and so at a certain point, when we were doing our regional plan, our beneficiaries brought this to our attention and suggested that we pursue having that interest transferred to DHHL for commercial revenue generation, industrial uses for revenue generation, it does generate some revenue for the trust, but the idea would also be that it would provide some opportunities for economic development on land that isn't owned by the company, basically. And I think that was the original idea that the state had when they were pursuing this. This was a condition, no. 1, on the district boundary amendment for the Manele Golf Course, when they go that land changed out from agriculture. So this is to satisfy that district boundary amendment condition from 1984 -- 90 -- no, I think it was the '80s. Yeah, and then what happened was the state is satisfying its obligation to settle with Hawaiian Home Lands over illegal uses or taking over of Hawaiian Home Lands in Act 14, and so this part of the Act 14 settlement.

Chair Ornellas: Okay, when you say "Act 14," that didn't pertain to Lana`i. That pertained to someplace else, right? 'Cause --

Ms. McPherson: It was statewide.

Chair Ornellas: Okay. But I'm saying that the -- there was 50 acres that was given to DHHL by the previous owner --

Ms. McPherson: Right.

Chair Ornellas: And --

Ms. McPherson: That was not part of the Act 14 settlement.

Chair Ornellas: That wasn't?

Ms. McPherson: No. That was a charitable donation.

Chair Ornellas: Planning Department, did we ask for Act 14? Did we ask for more information on Act 14?

Ms. Jorgensen: You may have. That would be from the February 26 meeting.

Chair Ornellas: Okay.

Ms. Jorgensen: So I'm not -- I don't know.

Chair Ornellas: Okay. We'll accept the testimony but there's still tons of questions that need to be answered, and I want to make sure we give the right, you know, the right focus on this and the attention that's required because this is right at the edge of town. This is, when people drive in, this is the first thing they're going to see of Lana`i, other than the airport, is when they drive in, especially the 10 point something acres, so we want to make sure this is the right thing for that location. So if you could get us -- I mean that will be a part of the discussion is the Act 14 so we would like to get that and see where we can go from there.

Ms. Jorgensen: Okay. And any other questions that you have right now, we're not prepared to answer them, but if you have questions or if there's things that you want to say -- well, on this letter, we can take the letter and then work with other people in the Planning Department, Corporation Counsel, and see what we can find out, and then if you can give us, like just as you did, your specific concern about the junction, the property there at the junction, then we can look into that as well. So I'd love to hear now if you have other questions that you'd like us to research and come back with --

Ms. McPherson: Well, and if I may too, the Department of Hawaiian Home Lands is happy to take questions from the Commission and the department, in writing, and we will be happy to respond to those in writing as quickly as we can.

Chair Ornellas: Alright, so, Members, if you have anymore questions, I want to funnel them through Mary, and then Mary will then -- and discuss them, so that way Mary can be the -- when the response come back, that she make sure that we all get it.

Ms. McPherson: Okay, that --

Chair Ornellas: Is that okay with you, Mary?

Ms. Jorgensen: That works, and just remember, with the Sunshine Law, that you need to send them individually to me, and then if I compile something, I can send it out to you again and you could again send something individually.

Chair Ornellas: Okay. Go ahead, Bev.

Ms. Zigmond: This is a question for Mary. So even though Chapter 11 was on the agenda today for like cross-reference, we're not really discussing Chapter 11 today so have some time?

Ms. Jorgensen: We are discussing Chapter 11. If you feel prepared to comment on --

Ms. Zigmond: No. I mean the one on Land Use. I'm sorry, that would Chapter 9.

Ms. Jorgensen: No. We're not discussing Chapter 9 today. The reason it's on the agenda is it often comes up in discussions and we couldn't have any comments unless it's on the agenda, but our main focus tonight is Chapter 6, Economic Development, and Chapter 11, Housing.

Chair Ornellas: Thank you very much.

Ms. Zigmond: When do you want those questions by then, Mary?

Ms. Jorgensen: To get answers back so we're prepared for the June 28 Land Use meeting, probably within the next ten days would be good so that we can give enough time for the Department of Hawaiian Home Lands to give us a written response.

Chair Ornellas: Sure. Come up, Pat. This is just -- this is not an argument of any type. Okay. Thank you.

Mr. Reilly: ...(inaudible)...

Chair Ornellas: Thank you. And we'll have time to do this. This, by all means, we're not settling --

Mr. Reilly: Yeah, I'm just -- I'm going to put my questions on the record.

Chair Ornellas: Great. I can't wait.

Mr. Reilly: Thank you. One, question one: Please explain to the Commission and the community what Act 14 is, was, and did. And I'm not against Hawaiian Home Lands. I'm trying to understand it. And there's a lot of questions in the community. I'm sure you guys have a lot of questions. Two: I think I heard the testifier say that this was charitable contribution. I was kinda -- so please explain a charitable contribution from Castle & Cooke to the State of Hawaii. What does that actually mean? Three: As an old-timer, I do recall a discussion, during that period of time, that we wanted commercial and light-industrial properties, and I think we identified that at one point as potentially those two parcels so that local people could buy those properties and be independent of the company. In other words, local people could purchase lots in light-industrial area for auto shop or whatever they wanted to do, or in the commercial area so they could have their own stores. So I'm going way back in this old brain, but I remember that discussion that we wanted, similar to what's happening at Miki, we wanted local people to have the advantage of being able to buy land and run their business. I'd just like to know how that transfer work. That's the probably the ultimate question in my mind that we're startled because that -- it's, as far as I know, the land has not been transferred yet. If I go on the county tax map, you can't see that parcel there. So I think she had earlier testified at the previous one that the land has yet to be transferred, right, so let's find out the status of that transfer and why it has taken from 1994 or '84, I thought it was '94, but '84 for that to happen. Thank you very much. My two minutes are up. Thanks.

Chair Ornellas: Pat, there is -- I'm looking at the map that she gave, Exhibit 1, there is a TMK attached to it, 4-9-002:001.

Mr. Reilly: But if I go on the County Finance and look for that, the ownership, it's not -- they might have surveyed that and indicated, but the transfer hasn't happened, therefore, it's not on the county tax assessment map yet, so that's pretty long time, 20 years, we're talking 20 years that has taken for that transfer to happen, and if it's a charitable contribution, that's a heck of a long time. I wonder who recorded it on the charity? Thank you.

Chair Ornellas: Alright. Great. Thank you, Pat.

Ms. Zigmond: Mr. Chair?

Chair Ornellas: Yes, Bev? Go ahead. Pat, hang on.

Ms. Zigmond: Just a comment. Just a comment, Pat. My old brain and your old brain remember that discussion as far as Miki Basin was concerned, so it was as recent as that, which was a -- not that many years ago that we talked about that, those 25 acres, and never seemed to have gotten a response because it was going back and forth between the company and the state, and the last time I brought it up was a couple of months ago, two, three months ago, when Lynn informed us all, but it slid under the radar that that was being transferred to DHHL.

Chair Ornellas: Alright. Thank you. Can I speak to the lady that -- from DHHL? Can you please come back? Thank you. You heard Pat's comments?

Ms. McPherson: Yes.

Chair Ornellas: Okay. So, I mean I saw you writing so I figured you might be writing them down. Could you include those answers too when you --

Ms. McPherson: Certainly. Yes.

Chair Ornellas: When you submit? Alright. Great.

Ms. McPherson: I'll be happy to.

Chair Ornellas: I appreciate it. Thank you very much.

Mr. Will Spence: Mr. Chairman?

Chair Ornellas: Yes sir, Mr. Spence?

Mr. Spence: We'll do that research as well. We'll go back and, you know, we'll bring you Act 14 and we'll look at the Manele DBA conditions and, you know, we'll dig into it, and we can bring that back to you as well. Yeah, a little surprising to hear that, all this at this juncture so --

Chair Ornellas: Thank you. We'd appreciate it. And the community is very interested also. So if the stuff you're going to -- if we can get this stuff out early, then I can start passing it out to the people that are very interested in this issue.

Mr. Spence: And I think it's also -- I mean it's up to the Commission what you want to designate parcels for or not, I mean this is your community plan and, you know, you can -- your community is trying to make a statement through the plan, you know, you're under no obligation. I mean if you want to designate it light-industrial or whatever, or business, that's totally fine. If you prefer not to, you know, that's also you can do that as well.

Chair Ornellas: So let me get this through my head here. So if this community -- if the Commissioners decided that we wanted nothing to do with the ten acres on the corner of Kaunalapau Highway and Manele Road, we can so do so as far as --

Mr. Spence: Yeah. Well, you would -- this Commission's still making a recommendation to the council, so the designations, whatever the CPAC recommended, what this Commission ultimately recommends, that'll all go to council, and then the council will ultimately decide and make changes but, you know.

Chair Ornellas: Okay, but from our finished work, whenever that's going to happen, when our finished work is done - thank you, Barry, you're so positive - it will go to you for you guys to go out to get agency comments as well as your own comments, so if we change this, what is -- I mean what is -- what would be the Planning Department's bugaboo about us changing this from ten acres of industrial to just leave it alone?

Mr. Spence: We would just noted as a part of the record that, you know, this was brought forward, you know, this agency made these recommendations to the Planning Commission, and whatever this Commission recommends to the County Council, that'll go as a part of the record.

Chair Ornellas: Alright. Members, any questions? Anymore questions? Okay. Thank you. Thank you, Director. Oh, if nobody knows, that's Will Spence, he's the Director the Maui County Planning Department. He's all these guys' boss. Gerry, did you have something to say? Anybody else want to come up and say something? Gerry, I just called on you. Yes? Can you come up and use the mike. I mean you sat at this desk.

Mr. Gerald Rabaino: Hi, Commissioners. Gerald Rabaino, Lana`i City. I know I late. I just got off of work, so excuse me for that, for walking in so late. But I'm just reading about this housing thing over here, I know you guys talking about Hawaiian homes. If my memory serves me well, in 1988, when the union and Castle & Cooke were pushing

for affordable housing on Lana`i, which created Lalakoa 3 for affordable housing for Lana`i residents, at that time, I was heavily involved with that because of the union. There were four tiers at that time.

Chair Ornellas: Gerry, can I ask you a question?

Mr. Rabaino: Go ahead.

Chair Ornellas: What are you testifying on?

Mr. Rabaino: Well, it says Lana`i needs housing, right --

Chair Ornellas: Okay.

Mr. Rabaino: ...(inaudible)... the last page of this 11, 11 for Housing, yeah, I'm looking at this list, 'cause right now, housing is critical on Lana`i, period. Okay. You got that one, John? Okay. So all of you folks are aware, but for me, yeah, when I was sitting on the Planning Commission, we went agree on the county housing, and I talked to Riki Hokama about it and what's going on with the county housing; how come it's not being pushed forward. I gave calls to Mike Victorino, and some other council people the concerns with Lana`i because Lana`i now no longer have the union housing committee, which was dissolved back in 2000 at that existing chairman from the union at that time. So today, yeah, when an employee tries to get a housing, the list is extremely long. That's the reason why I approached Riki Hokama telling him that we need the county housing for our people on the island of Lana`i 'cause a lot of these plantation homes, because it's now no longer Castle & Cooke, is null and void. So where are our Lana`i residents that makes up the community workforce for both hotels, and which is now called "Pulama," my concern is are you, the Commissioners and Spencer, your committee on Maui, how are you going to push housing for the people that no longer have housing available through the union and the only access would be the county housing? As far as the Hawaiian homes is concerned, the first 50 was supposed to be filled before Castle & Cooke released the second phase of the Hawaiian homes, but that's another story. But that's how it went down. I could suggest to you folks, if you guys are going to push housing for Lana`i people as affordable, irregardless of Miki Basin and whatever they're proposing, which now exist with Pulama, is go follow the old four items that made it easier for Lana`i: One, Lana`i residents that's employed by the company gets priority; Two, non-Lana`i workers, but are residents, get a chance to get affordable home; Three, any state government people that needs housing would be available by working through Pulama, like they did with Castle & Cooke; number Four would be open to all other that is not employed on Lana`i. But the two first major ones, Will, would be Lana`i residents regardless if they work hotel or non-hotel, which is

Pulama side, the old Castle & Cooke, get priority of getting housing because it was attached to when you are employed by Castle & Cooke, you would have housing assigned to you on a list, a waiting list, okay? That was the number one thing that worked well when Lalakoa 3 was designed and Olopu Woods, when Mayor Lingle was there, okay. The secondly is non -- I mean residents of Lana`i, not employed by the company, would have the second choice. I think those two items would benefit the community as a whole.

Chair Ornellas: Thank you, Gerry. Any questions for Gerry? Thank you, Gerry. I appreciate your comments.

Mr. Rabaino: Mahalo.

Chair Ornellas: Alright.

Mr. Rabaino: Aloha.

Chair Ornellas: Any other members of the community would like to speak? Okay, hearing none, we're going to close -- wait. You have something? Go ahead, Kelli.

Ms. Gima: I received written testimony from Valerie Janikowski, from Keolahou o Lana`i, so I'm going to submit it to Mary and then, Mary, maybe you can get copies for all of us for the next meeting because I didn't make copies. I just have this one ...(inaudible)... oh no, this was about --

Chair Ornellas: Health care.

Ms. Gima: Health care, chapter -- at our last meeting, so she wasn't able to make it.

Chair Ornellas: So, Mary, can you maybe --

Ms. Jorgensen: I can scan this in --

Chair Ornellas: Scan it and send it to everybody, please?

Ms. Jorgensen: And send it to everyone --

Chair Ornellas: Thank you.

Ms. Jorgensen: Yeah, so you will have it.

Chair Ornellas: And then that way we'll have it before the next meeting for discussion. Alright, so, Members, we'll continue on with Chapter 6, on page 6-1. Do we have any -- are we ready, Mary?

(Commissioner Nefalar was excused from the meeting at approximately 6:15 p.m.)

Ms. Jorgensen: We are ready. And we have a new --

Chair Ornellas: Oh. I'm sorry.

Ms. Jorgensen: A new staff with us, Jennifer Maydan, and we've worked with her before as a consultant but she has been hired as an emergency hire, and we hope that she'll also join us as a full-time employee soon, but we're really pleased to have her, so she's going to be doing Chapter 6 tonight. So, Jen, you're going to give your little spiel, and then Mike is -- no, then we're going to weigh in, and then Mike does the maps afterwards? Is that how we're going to do it?

Ms. Jennifer Maydan: Chair, I don't believe we have any maps tonight. Do we? We don't have any maps tonight, so I just have a brief presentation on Economic Development.

Chair Ornellas: Great.

Ms. Maydan: About 10, 12 minutes max.

Chair Ornellas: Thank you.

Ms. Maydan: And then we'll move into the reviewing the chapter.

**C. LANA`I PLANNING COMMISSION DISCUSSION AND RECOMMENDATIONS
RELATING TO THE DECEMBER 2013 DRAFT LANA`I COMMUNITY PLAN**

1. Ch. 6 Economic Development

Ms. Maydan: So good evening, Chair and Commissioners. As Mary said, I'm Jen Maydan. I'm very happy to be here today. I just have a brief presentation. So 2.80B does not require the community plans to contain an economic development element, however, since it is also an island plan as well as a community plan, it was felt that identifying Lana`i's economic development challenges and opportunities was a really important part of the community plan update process.

I assume you've seen these two graphics throughout your review process, reviewing the draft plan. They depict that in addition to society and environment, environmental, fostering a robust and diversified economy is also a key component to achieving sustainability for Lana`i.

So just very briefly, I'm going to go over -- describe two distinct economic development perspectives or philosophies. We got the mainstream and the place-based alternative. Geographic focus of the mainstream perspective is generally for a larger region, like a state or a county; whereas the alternative perspective focuses on a smaller, more specific community. And the mainstream labor is mobile and assumes that people will relocate for -- to find economic opportunity and, therefore, towns will naturally grow and shrink over time; whereas in the alternative philosophy, they understand that many people are strongly tied to their locale, tied to their place, and the focus of economic development is rather to strengthen and preserve their community. In the mainstream, significant amounts of investment capital are needed to impact larger areas and larger populations; whereas, the alternative perspective, smaller investments often in the form of grants, can sometimes pay high dividends if they're managed well. The mainstream, of course, is more of a top down system, and the goals are measured in terms of dollars. And the alternative is the opposite, more of a bottom up perspective and success is more measured in attaining the community's ability to reach shared goals. And, finally, the mainstream is a standard cash economy, of course; whereas, the alternative perspective understands, especially in rural areas, the important of the subsistence, bartering, and the sharing in a community.

So, of course, throughout Lana`i's history, land holdings have been concentrated in the hands of business interest that have operated in the mainstream system. For decades, the economy was based on large scale agriculture, of course, and then there was the transition to luxury resort tourism in the early '90s.

But while Lana`i's economy has been dominated by these two industries and the mainstream economic philosophy for a century, place-based alternative economic development strategies are also taking hold in the community. Many in the community are working to identify a shared vision, build capacity and empower locals businesses, which will help to withstand future economic challenges, many in the community are also strongly tied to Lana`i, of course, as a truly unique place with its natural and cultural resources, rural small town character, scenic resources, and subsistence lifestyle, and the community believes that economic development should strengthen and preserve these qualities. So, ultimately, finding a balance between the mainstream and the place-based alternative can provide more resilience for the island during economic challenges rather than being too dependent on one of the other.

So, of course, the State of Hawaii faces a unique set of economic development challenges that are felt on all islands by all businesses, including a limited local market capacity in competition due to the small isolated population; higher cost and limited product transport options that create barriers to market entry; heavy dependence on the tourism industry resulting in a concentration of low-paying jobs and vulnerability to economic cycles; and, finally, an over-reliance on fossil fuel based industry, fossil fuel based imports for transportation of people and goods as well as electric utility generation. And then of course, furthermore, Lana`i's economic development challenges are exacerbated by a number of factors: heavy dependence on resort tourism; very limited water supply; even higher energy and transportation costs than the rest of the state; and, of course, a very small population.

And just to kind of wrap it up, since the change in ownership of the island in 2012, there have been a number of proposals, which you're all very familiar with, to address economic diversification. The new owner has presented preliminary plans for strategic infrastructure investment, including adding a second airport runway, harbor improvements, water desalination facilities, additional solar power generation, and implementing smart grid technology. The company is also proposing to foster small business growth by providing marketing and human resource support, and expanding commercial and industrial space for lease and for sale. And then, finally, they're also proposing, of course, to build a third resort, and creating a robust economic sector by adding a university as well as improving K through 12 education.

So that's the end of the presentation. Thank you, Chair and Commissioners. So we just wanted to kind of frame the economic development discussion, but I'd be happy to answer any questions that you have or we could just move into the chapter.

Chair Ornellas: Alright. Thank you. Thank you, Jen. Members, any questions for Jen on what you just saw? Alright, so let's move directly into the Chapter 6, we'll start on page 6.1 -- 6-1. Members, any questions or changes to what you read on 6-1? If not, we'll move on to 6-2. There is -- 6-2, any comments? Bev?

Ms. Zigmond: Mr. Chair, I actually had marked the lines 3, 4, and 5 that Debbie had indicated in her testimony, and I was kind of surprised that that would have come from the CPAC, and I'm wondering if that be -- either be deleted or somehow be reworded?

Chair Ornellas: You're talking about line 2, 3, 4, everything in blue?

Ms. Zigmond: Well, it's mostly the lines 3, 4, and 5.

Chair Ornellas: Okay, that is -- that is the Planning Department's additions; that's not CPAC.

Ms. Zigmond: That's what I'm saying.

Chair Ornellas: Okay.

Ms. Zigmond: I had questioned it, and I'm wondering if it can either be deleted or somehow be rewritten to express what CPAC had?

Chair Ornellas: Okay.

Ms. Jorgensen: It's an addition to what CPAC had, that's why it's shown in blue, from the Planning Department, so at this point, it would be for the Planning Commission to recommend how you would like to see this changed or --

Chair Ornellas: Or deleted.

Ms. Jorgensen: Yeah, or deleted.

Chair Ornellas: Do we have any objections to deleting that? Bev, is that what you would want, deletion?

Ms. Zigmond: That would be my preference unless...(inaudible)...

Chair Ornellas: Okay. Great. Members, any objections to deleting that, from, I guess, "After the purchase of Ellison," on line number 2 to the end of 5? Stuart?

Mr. Stuart Marlowe: What's offensive about it? Why should it be deleted?

Chair Ornellas: Bev?

Ms. Zigmond: I'm going to quote Debbie because I think she said it very well, "Appreciative of the efforts, but the language is rather gratuitous." I mean when we write reports, they're supposed to be pretty objective and just the facts, and this is so grandiose.

Chair Ornellas: Alright, Stu, you want to change that to something else? You like it the way it is?

Mr. Marlowe: I like it the way it is.

Chair Ornellas: Okay. Do we have any -- Joelle, go ahead.

Ms. Joelle Aoki: As I understand Debbie's testimony, this was not approved by CPAC and was added on at a later time without the approval of CPAC, so I support that it should be removed because we should be following what was approved with CPAC during their meetings.

Chair Ornellas: Okay, all in favor of deletion? So just raise your hand. Just raise your hand for deletion. Okay, it will be deleted. Okay, so let's go on. Alright, so anything else on 6-2 that you see -- that you would want to change, or delete, or add? Okay, seeing none, let's move on to 6-3.

Ms. Zigmond: Mr. Chair?

Chair Ornellas: Go ahead, Bev.

Ms. Zigmond: Lines 2 and 3, I'm curious. I'm asking a question on this, okay. I totally get it how water desalination is going to increase available daily fresh water, but I'm not clear on how it's going to improve watershed management. Can somebody talk to me about that, please?

Chair Ornellas: Okay, well, nobody's stepping up, so what --

Ms. Zigmond: I'm looking to the Planning Department to say that.

Ms. Jorgensen: Okay. Unless you have a comment on it? I think that it's probably meant to be improve water management, not the entire ecological area of the water shed.

Ms. Zigmond: Thank you. Then can we change that, please? Okay. Thank you.

Chair Ornellas: Agreed to change "watershed" just to "water," right? Is that -- and nobody has any problem with that? Okay, good. Going on. Alright, let's get to B, Issues and Strategies, starting on line 18, on 6-3. Anybody have any comments about this, the strategies, Issues and Strategies? Okay, hearing none, let's just move on. So 6-4, Strategy B through Strategy 4. Any comments, members? Okay, hearing none, let's -- we can move on to page 6-5, Goal, oh, it looks like "Objectives" was removed, Policies, Actions, and that's on 6-5.

Ms. Zigmond: Mr. Chair?

Chair Ornellas: Go ahead, Bev.

Ms. Zigmond: Policy no. 2, I totally support that. What I'm curious about is I don't really see it in an action on the table, and I would like the words to be expanded a little bit, when you talk about workforce development, there are various entities in the community who are already doing it now, such as the Lana`i Community Health Center as well as others, and not that they have to be mentioned by name, but just the fact that there are folks here who are doing that, entities here doing that, and I want to make sure that they're all somehow supported in that.

Chair Ornellas: Okay. What would you like no. 2 to read then?

Ms. Zigmond: Well, I don't know that that necessarily has to be changed. I'm looking for an action in the table that supports that and I don't really see it, and maybe it should be an action.

Chair Ornellas: Yeah, we have actions on 6-6 and 6-7, so that's the next page over, so you just -- let's just move on. Let's just finish with 6-5 and then you can put the actions on the next page. Any other comments about 6-5, Policies? No. Alright, let's move on to 6-6, Actions.

Ms. Zigmond: Mr. Chair, I have a question on that.

Chair Ornellas: Go ahead.

Ms. Zigmond: For the Planning Department, on 6.07, it says, "Expeditions and others." Could we narrow that very nebulous "and others" a little bit? I mean who are you referring to "Expeditions and others?"

Ms. Shelly Barfield: Maybe you refer to future? I don't know. Or take it out. Because only Expeditions is right now, right?

Chair Ornellas: Well, we have Kamaka Air and -- I mean they're small cargo. They're considered small cargo.

Ms. Barfield: This is, yeah, this is ferry specific.

Chair Ornellas: Okay, so this is ferry specific, then "and others." Or future, yeah, transports or carriers or -- go ahead, Jen.

Ms. Maydan: Yeah, I think something along the lines of what you're suggesting, just future ferry carriers, future small transport water carriers.

Chair Ornellas: Okay. Yeah, if you can just change that from "others" to something a little bit more specific?

Ms. Maydan: Yeah.

Chair Ornellas: Thank you. Is that okay, Bev? Alright. I'm kinda looking through this but I don't see any type of air freight because they also carry -- unless it's under another section. Yeah, the air carriers don't use -- don't have to get PUC, but the water does. Alright, well, okay. Well, let's just go, let's continue. We can add it if it doesn't come up later on. So any --

Ms. Jorgensen: Excuse me, Chair?

Chair Ornellas: Go ahead.

Ms. Jorgensen: There's, in 6.08, it's talking about keeping the airfares for visitors, residents, and businesses. Maybe that can be modified too, I mean not just be for those that are flying, but also for the freight charges.

Chair Ornellas: Yeah, if you could add that, that would be great. Any objections on 6.08? Alright, let's go on to 6-7. What?

Ms. Barfield: 6.08, I think you should take out "go!" That's no longer there anymore.

Chair Ornellas: 6.08. Oh, down at the bottom. You see that? "go!" Go ahead. go! Is gone.

Ms. Barfield: go! is gone.

Ms. Dela Cruz: Debbie Dela Cruz. We had one item that's not written on there, it's being deleted, it says, "Identify funding source and establish a community development organization." I think we now have Lana`i Changes so we have developed -- established an entity, but I think it would be helpful to have the funding source...(inaudible)...

Chair Ornellas: Which one are you looking at?

Ms. Dela Cruz: It's not even on there.

Chair Ornellas: It was part -- it was part of the Actions for this chapter?

Ms. Dela Cruz: Yeah, it used to be old 6.06, it says, "Identify funding source and establish a community development organization." So we now have Lana`i Changes but it would be helpful to have something that says we would like a funding source for them. Yes.

Chair Ornellas: Go ahead and read it the way you guys had it, and then --

Ms. Dela Cruz: It says, "Identify funding source and establish a community development organization." So the second part's taken care of so --

Chair Ornellas: Just the funding source.

Ms. Dela Cruz: Just identify a funding source for Lana`i Changes.

Chair Ornellas: For businesses --

Ms. Dela Cruz: We weren't specific but, yeah, that would be the intent.

Chair Ornellas: Okay, Lana`i Changes -- Lana`i Changes is a CDC but, you know, we are going after our funding, so have grants, we have a grant writer, we have some grants.

Ms. Dela Cruz: Actually, it would be helpful if the county knew that the community was in support of this entity, organization.

Chair Ornellas: Okay.

Ms. Jorgensen: This sounds like another one that I'll need to look in to see if it got removed at the end of the CPAC process because if it was removed between -- if it was in CPAC, and then removed, it would show up tracked changes, but I could find that out, but then the question would be: You could also recommend adding an action that would identify a funding source and establish a community development organization. Oh, you already have? That's right. That's the -- so you're just looking for an action?

Chair Ornellas: Something -- yeah, an action to support funding.

Ms. Jorgensen: To support --

Chair Ornellas: Yeah.

Ms. Jorgensen: The community development organization?

Chair Ornellas: Yeah.

Ms. Jorgensen: So that's up to the Planning Commission if you'd like to have an action added.

Chair Ornellas: Okay. Are we -- Members, are we in agreement to put this in there as an action item?

Ms. Barfield: Why don't you go look at what the verbiage was and then maybe -- I mean if it was there, it should have been there, right? Well -- yes, Butch?

Chair Ornellas: Yes, Mr. Gima?

Ms. Maydan: I was going to say it was deleted by Butch's suggestion.

Chair Ornellas: Oh, it was?

Ms. Maydan: Yes. I recently read through the minutes of that economic development.

Chair Ornellas: Oh, so it's his fault?

Ms. Maydan: I read the minutes.

Chair Ornellas: Yeah, grab the mike. We can't put facial expressions on the tape.

Mr. Butch Gima: Whether it was deleted by me, I mean I don't have the minutes, but in order to make the chapter consistent, you have to have something in there about a community development corporation because then it'll be consistent with Policy no. 1, which was the intent is to diversify the economy. Without a community development corporation, just leaving it to Pulama, you're not diversifying the economy.

Chair Ornellas: Okay, so go ahead -- just go ahead and put it on there and, basically, what Debbie had said, and if you find it, that's great; if not, but just still put it for an action item. Any objections, Members? Huh?

Ms. Barfield: Can we take a five-minute break?

Chair Ornellas: Yes. Can we finish 6-7, and then before we get into Chapter 7? Can we? Is that okay? Alright. Thank you.

Ms. Maydan: Chair, can I ask you --

Chair Ornellas: Yes.

Ms. Maydan: She recommended saying "Identify a funding source for Lana`i Changes." Do you want it to be just Lana`i Changes, or do you want it more specifically say for Lana`i's community development organizations?

Chair Ornellas: Yes.

Ms. Maydan: Okay.

Chair Ornellas: That's better. Yeah. Plural. So let's go to page 6-7. Any changes or objections or --

Ms. Zigmond: I have a question.

Chair Ornellas: Go ahead.

Ms. Zigmond: 6.14, Hawaii FFA Foundation. Pray tell, FFA? If you could spell it out first, please?

Ms. Jorgensen: Okay. I believe that's Future Farmers of America.

Ms. Zigmond: I mean it would be helpful to have it there unless we are really going to have the list of abbreviations and acronyms that somebody had promised at the beginning so we can look back to it.

Ms. Jorgensen: Okay.

Ms. Zigmond: Either way. Thank you.

Chair Ornellas: Do we have a Future Farmers on Lana`i? We don't have. We have a 4-H, right.

Mr. Brad Oshiro: John, question?

Chair Ornellas: Go ahead.

Mr. Oshiro: On 6.10, Sally Kaye, you know, she put in one of these that she was just wondering which harbor?

Chair Ornellas: Okay, so 6.10, can you add both harbors to 6.10? 'Cause right now we have Manele and Kaumalapau.

Ms. Maydan: Yeah. If the Commission feels that that's necessary to specify, we can.

Chair Ornellas: Go ahead and add, instead of both harbors, put down "Kaumalapau Harbor and Manele Small Boat Harbor." And if something comes up in the future, then we can work on it when we get to that point. So anything else for 6-7?

Ms. Zigmond: Well, two things.

Chair Ornellas: Go ahead.

Ms. Zigmond: Please. And actually one of them is backing up. When Brad mentioned the handout from Ms. Kaye, we neglected to read into the record the first part of her suggestions, which is page 6-3, lines 4-5, she's suggesting that the word "smart grid" is a HECO/MECO term, and it should say instead "electrical grid."

Chair Ornellas: I see that. Okay. Any objections, Members? So can we fix that? This is Sally's --

Ms. Jorgensen: "Smart grid" is a national term for technology, and so in looking at this, we could, to make it more understandable, put in like parenthesis that it enhances efficiency of the electrical grid so you have a definition right there.

Chair Ornellas: Okay. Okay. That's okay.

Ms. Zigmond: And then my second one, I'm not sure if it needs to be an action item in the table, but getting back to the workforce development, and so I guess my question to my fellow Commissioners is: If it's a policy to support workforce development, do we need to have a separate action item?

Chair Ornellas: Alright. How would you like that to read?

Ms. Zigmond: Well, it's a question. Does it need to be --

Chair Ornellas: If you want it, then -- or we can add it to something that's already there.

Ms. Jorgensen: Mr. Chairman?

Chair Ornellas: Go ahead.

Ms. Jorgensen: There's a column there for the policy numbers so that it shows that that Policy no. 2 is in Action 6.01, 6.03, 6.05, and 6.14, so I think it was that there's a variety of actions that would help support that policy.

Ms. Zigmond: But they don't necessarily relate to workforce development though. They don't specify that.

Ms. Jorgensen: They're not using the word "workforce development," but they're saying what is needed for workforce development. When it says in the policy "improvements and education and training programs." And then these actions are to make those improvements.

Chair Ornellas: So on 6.14, "Establish agricultural education and vocational programs at the community college and high school" level. Can we add a sentence concerning workforce development in that one? Or would you just rather just create a new one, 6.15?

Ms. Zigmond: I can live with what Mary said.

Chair Ornellas: Okay.

Ms. Zigmond: Thank you.

Chair Ornellas: So can somewhere in those numbers that you just gave us, can you put the words someplace in there about workforce development? Okay. And then can you show us when -- on the 28th? Thank you. Okay, so 6-7 we're pau? Okay, so let's take a five-minute break for Shelly.

Ms. Barfield: Thank you.

(A recess was called at 6:45 p.m., and the meeting reconvened at 6:55 p.m.)

Chair Ornellas: I call this meeting back to order. Where did everybody go? Oh, Jen, you're here. We'll start anyways. They're headed back.

2. Ch. 11 Housing

Okay, so I mis-spoke, it's not Chapter 11, not 7. So we're going to start off with page 11-1, Housing. Hey, Joelle? Alright, so let's start with 11-1, Introduction. Any comments? Sally had? Okay, where is at? The first one's 11-1, so line 17 through 13. Any objections to getting rid of the word "boom" on, I know it's just wordsmithing, but

line 11, from "boom" to "expansion?" Any objections? Alright. Got it, Jen? Okay, anymore changes to 11-1? Alright, hearing none, let's go on to 11-2.

Ms. Zigmond: Mr. Chair?

Chair Ornellas: Go ahead.

Ms. Zigmond: Line 28, "a relatively low number of Lana`i renters pay unaffordable rents." I'd like to know where that came from 'cause I don't think that's true. I mean I did the math, and I pay more than 30% of my annual income on housing, and, you know, that might have been true years ago, but in the past year or two, and definitely now, I believe that's incorrect.

Chair Ornellas: So instead of a low number, it would be high number. Is that what you're saying?

Ms. Zigmond: I don't believe it's a low number. I think it has increased over the years and it's going to increase even more, if there is housing.

Chair Ornellas: Okay. How would you like it worded?

Ms. Zigmond: I think it should just be deleted because it's something that might go down in the future, might not, might continue to go up. I mean if you want to define what housing affordability is, that's fine.

Chair Ornellas: Okay. So line 26 is defined by the U.S. Department of Housing (HUD) as a household, but line 27 and what the new sentence is, "By this standard, a relatively low," you want that deleted? So line from --

Ms. Zigmond: 'Cause I don't think, yeah, I don't think it's true.

Chair Ornellas: Okay. Go ahead.

Ms. Maydan: Bev, if we are able to attach that to a date and a study, would you feel more comfortable with it being in there?

Ms. Zigmond: Yes, if it has some reference point.

Ms. Maydan: Okay.

Ms. Zigmond: Thank you.

Ms. Maydan: We'll research that.

Chair Ornellas: Okay.

Ms. Maydan: Because it does come from the housing study that was done by John Knox and Associates, but we can look through the housing study and get his references and see if we can make it --

Chair Ornellas: This is a recent John Knox study or the one that was back in the '80s?

Ms. Maydan: No. The 2012.

Chair Ornellas: Oh, okay. Alright. Alright. That would help. Thank you. Alright, anymore changes to 11-2? Hearing none, let's move on to 11-3, the graphs.

Ms. Zigmond: Mr. Chair, I have a question on that too, please.

Chair Ornellas: Go ahead.

Ms. Zigmond: Jen and/or Mary, when you, the very first line, okay, you, and line 2, you have footnote 2, which says when the five-year estimate is. Am I reading that correctly, 2007 to 2011, that's the estimate, but when was that particular study or whatever done? Because again, it's saying that basically we don't pay very much in rent and I don't believe that that's true. I don't believe that 83% low rent is true today.

Ms. Maydan: We can confirm the date of that study.

Chair Ornellas: Alright. Can you make sure you guys highlight that on the next revision for the next meeting?

Ms. Jorgensen: Yes, we can bring --

Chair Ornellas: Or you can just email us with your findings. That won't work?

Ms. Jorgensen: Yeah, either way.

Chair Ornellas: Okay.

Ms. Jorgensen: We're hoping to have a way to post these where you can see all the corrections in the plan probably within the next three weeks so -- and then if there's something that needs more discussion, we'll bring it back to you.

Chair Ornellas: Okay. Alright. Definitely, you're going to make Sally happy with that. Alright, so anymore comments on 11-3? Alright, then we'll go on to 11-4. Any comments?

Ms. Zigmond: Just a really small typo on line 31, "Lana`i vacation rentals will require," I think you might want to take out the "on" there. Is that misplaced there?

Chair Ornellas: Let's go to Pat's testimony please 'cause this was one of his. Pat requested that an update of data reflected in the table -- final draft describes housing prices on Lana`i. 11-1, 11-2, table. Okay, this is basically what, Bev, you just mentioned, right? Basically, you're looking for verification of the studies for the graphs that we got, the figures, so that will satisfy Pat's questions.

I do want to have a little bit of a discussion and utter my disgust as far as the County of Maui and the housing, the affordable housing development down there off of Fifth Street, which is sitting on the Director of Human Concerns's shelf collecting dust after this community worked very hard on that for months to come up with this plan. I think the County of Maui needs to focus on that. We do have a problem with housing shortage, Pulama's trying their to do what they can, but the county also has to do what they are tasked to do. We pay taxes just like everybody else and they need to pay just as much attention to us as Kihei or Lahaina or Pukalani. I guess we're not on the list. But anyways, all you, when you see your representatives running around here, please, weigh in on the affordable housing here for this island. It's very well needed. Okay, so anymore comments about 11-4?

Okay, then let's move on to -- let's move on to 11-5, the Issues and Strategies. Now, if you look at Strategy 1A, it says, "Support development implementation of comprehensive affordable housing plan for Lana`i within one year of adoption of the community plan." We've already got one so they just need to -- they need money, so we just have to apply pressure. But we'll leave that in there because it does have implementation and that's one thing -- that is one thing that's lacking right now.

So anymore questions or comments about 11-5? Seeing none, let's move on to 11-6. Okay, are we good with 11-6? Alright, let's move on to 11-7, and we're also going to start talking about Actions.

Ms. Zigmond: Mr. Chair?

Chair Ornellas: Go ahead, Bev.

Ms. Zigmond: On no. 9, I have a question, "Encourage the sale of residential rental properties as a means of increasing home ownership for Lana`i residents." Are we speaking of company rental properties or private? 'Cause I'm really, really happy that the person that owns my house is renting to me. And if she was encouraged to put it up for sale, I'd be S.O.L. So my question is: Is it company, or private, or both? That's --

Ms. Jorgensen: I don't think they specified except for I believe they're referring to the company owns quite a lot of houses within Lana`i City, but you can't, you know, specify, oh, you have to sell your residential property or someone else, so that's why it's just saying encouraging to sell.

Chair Ornellas: Butch, do you remember anything about what you guys were thinking when this was put in?

Ms. Barfield: Was this for the 201G?

Mr. Gima: No. I don't remember.

Chair Ornellas: Go ahead, Stuart.

Mr. Marlowe: They're just may be some redundancy 'cause if you go back to page 11-5, line 13, "Encourage Pulama Lana`i to development new rental and ownership housing that is affordable to a broad range of Lana`i family income levels." I don't know what else needs to be said.

Chair Ornellas: Okay.

Ms. Zigmond: But that's talking of new rental, not existing.

Chair Ornellas: So, Bev, would you rather just that be deleted?

Ms. Zigmond: No.

Chair Ornellas: What would you want done?

Ms. Zigmond: I was questioning it and just questioning what it was.

Ms. Barfield: Well, back in the early 2000s, Pulama was selling the homes, so that was the 201G project.

Ms. Zigmond: It wasn't Pulama.

Ms. Barfield: Yeah, so it was -- yeah, it was Castle & Cooke back then, but it was a 201G project, it was low income, you know, the rehabilitation of plantations homes and the news ones that they did.

Chair Ornellas: Gerry, you have something to add? Please come and -- you know, next time you see your councilman, ask him you want wireless mikes. I don't know how much time I gotta say it but --

Mr. Rabaino: Gerald Rabaino, Lana`i resident. The 201E that Shelly's referring to is under the Castle & Cooke. The example I'm going to give you, since we have a lot of newcomers on the island, in Lalakoa 3, where I live, there's six houses in there under 201E. Castle & Cooke, when we started Lalakoa 3, understood and we had an agreement with them where that we, at that time, was the community that those rentals would be sold back to Lana`i residents when they no longer need it, when they started Olopu Woods, okay, and that was under Mayor Lingle. Till today, before Ellison took over, before Murdock sold it to Ellison, those homes was supposed to revert back to Lana`i for Lana`i residents, if Shelly remember correctly. Then when we started the next subdivision next to Olopu Woods, is Kanipuu, that would alleviate -- that was supposed to alleviate the rentals, so that was all under Castle & Cooke. So somewhere along the lines, the history was, I don't know, it doesn't seem right right now.

Chair Ornellas: Okay. Who would have that information, Gerry? Do you have copies of that agreement? I know Pat's probably got it but he's got hundred years worth of stuff.

Mr. Rabaino: When the union housing was dissolved with Castle & Cooke and the union -- I threw away all my stuff. I said that's done, you know. I threw it all away.

Chair Ornellas: Okay. Thank you, Gerry. So 11-7, are we still -- okay, yeah, we're on 11-7. Okay, so, Bev, you just made the comment about that, not necessarily to change it. Anybody else have any comments or some changes to -- yes, Mary?

Ms. Jorgensen: You could, on Policy no. 9, kind of flip it around so you're putting the emphasis on the policy being "Increase homeownership for Lana`i residents," and then through either residential sales or increase of new construction of affordable housing, or something. Just turn it around a little bit.

Chair Ornellas: That sound okay? Thank you. Please add it. Okay, so anything else on 11-7? How about 11-8?

Ms. Zigmond: Mr. Chair, I have a question, please.

Chair Ornellas: Sure. Go ahead, Bev.

Ms. Zigmond: 11.08, "Provide adequate government-sponsored affordable housing units for Lana`i government personnel and residents." What kind of government personnel and residents are we speaking of? I'm unclear of that.

Chair Ornellas: Police. Fire. I mean fire owns their houses right now, but you have TSA, post office, essential government.

Mr. Oshiro: Post office is a good one because they had a postmaster selected for this island but lack of rental, the person pulled the name off, so, you know, we don't have a postmaster right now.

Chair Ornellas: So that's the --

Ms. Zigmond: Part of me wants to put for social workers in there too but, you know, I'm just kidding on that. I guess government -- just seems like we're --

Chair Ornellas: Okay, so what would you like it to say? Would you like to include medical?

Ms. Zigmond: I mean it's an issue for everybody.

Chair Ornellas: It is.

Ms. Zigmond: It is and so it's like we're focusing, and, you know, with all due respect to the police and fire, which we need them, and the postmaster, I mean we just, you know, we're losing our school registrar, you know. I could lose my house. It just seems like we shouldn't focus on just the government folks, but I'll go with whatever everybody wants to --

Chair Ornellas: So what would you like, government/essential personnel? But then you have to have a definition of "essential."

Ms. Zigmond: ...(inaudible)...

Chair Ornellas: Okay, any objections to just keeping it the way it is? Okay, anything else to 11-8? Let's move on to -- that's end of the chapter, so let's go to Chapter 5. Go ahead. Please come forward.

Ms. McPherson: Aloha, Nancy McPherson, DHHL. I just noticed on page 11-4, lines 13 to 15, the numbers of lots and percentages aren't accurate, so I can provide the correct numbers. I think there's actually only about 44 lots, and there are 17 lots that are still vacant on Hawaiian Home Lands. So I can provide that to the department. And then there's a fragment, a sentence fragment, "The second project is a" and I wasn't sure what they wanted to put in after that. But I just wanted to let you know that I can provide corrected numbers for that section.

Chair Ornellas: Great. Thank you very much. And then, Jen, you can just remove that "second project is," just remove that. Unless you have something else to go with it. Okay.

Ms. Maydan: Chair, it goes down to line 19, so it starts at 15, "The second project is a," and then down on 19, "County of Maui affordable housing . . ."

Chair Ornellas: Oh, okay. Okay. I get it. Alright. But she'll provide you with the numbers, okay. Thank you. Okay, if we're pau with 11, then let's move on to 5. It says, "Cultural, Historic" -- I following the agenda for once.

3. Ch. 5 Cultural, Historic, and Scenic Resources

Ms. Jorgensen: Thank you, Chairman Ornellas. We had a handout that was on the back table and also each of you received, it was not mailed out, that had some corrections to both Chapter 8 and Chapter 5. And, well, actually Chapter 5 doesn't have a proposed correction. It was called to our attention from -- by Pat Reilly, both in his testimony today and also something that he had sent Chairman Ornellas, about the National Park study, and so just for a quick overview of it, I included a couple pages out of that study, but both in his testimony that he submitted and on this, there is a link to it as well, and in it, it list the Lana`i City jail and courthouse as a secondary site, and then he's suggesting that it be called out a little more -- with more emphasis in Chapter 5 in terms of some action to have it be considered for the National Register. And so there's a number of places that we could add this information, I just want to highlight it so you can think about it, as the beginning on -- in the first chapter, where we're just kind of giving an overview, there's nothing that talks about the Japanese internment, and so we could put some information in the general background. We could also add it to the second page in terms of existing conditions and calling out, when discussing Lana`i City, call out that those buildings exist, kind of link it in that way. You could also choose to add it, if you want, into Strategy no. 1, on page 5-3, where it's, again, talking about Lana`i City's historic resources. So those are kind of background places you could put it in. And then if you -- in terms of putting it into a policy, there is Policy no. 3, on page 5-4, where it's saying, "Investigate and encourage the nomination of historic sites and

structures to the State and National registers." It says, "See Appendix 5.1," so it could be added into 5.1, these sites, or you could call it out with being more specific into that policy. So these are just options for you to think about. And then in Actions, on page 5-6, Action 5.09, again calls out the listing of significant historic properties and adding them to the State and National Register of Historic Places, and that would be a really good location to specifically call out the jail and courthouse.

So I just want to get a general feeling if you are interested in adding, you know, putting a little bit more emphasis on the jail and courthouse, and some background discussion, and then I can, if you want to do that, then I can work out the language, and then when you look at this chapter, you can see where that might be added.

Chair Ornellas: Members, any comments? Personally, I'd rather see it all over the place as much as possible because I do want emphasis placed on this, otherwise, we'll lose track because for many years, it was lost, only a few people knew, so we don't want to lose that information again. So any objections of having Mary do what she said she wanted to do and put it out as much as we can, and then also include it as far as Actions, on five point -- maybe you can even specify like the old police station and jail?

Ms. Jorgensen: Yes. I could do that.

Chair Ornellas: Okay. Any objections? Alright. Great. Thank you.

Ms. Jorgensen: Okay, so I'll work on that and bring that back.

4. Ch. 8 Public Facilities & Services

Ms. Jorgensen: And then, at our last meeting on May 7, we discussed Chapter 8, the public service and facilities, and we heard testimony from Diana Shaw, and she said, and the committee -- the Commissioner agreed, to have her work with you for some language on to add -- and she sent it to you, and that's what you'll see on the top of the sheet for suggestions for Chapter 8, page 8-12. So just looking at lines 37 through 39, changing that first policy. And the language that she provided, it's very similar to what we discussed on May 7 as well, so if you agree with that language, I can put that in.

Chair Ornellas: It's on a -- you didn't sent that to us?

Ms. Jorgensen: No. You should have it right in front -- in that pile. It looks like -- nope. It's stapled. That's it. Okay, so you see at the very top of the page, Chapter 8, page 8-12, for a revision for lines 37 through 39, to read as follows: "Expanded array of post-secondary, adult, vocational, English as a second language, business, technical and

professional and career counseling programs, with proper on island support for testing, certification and licensing."

Chair Ornellas: Any objections to adding that to Chapter 8? No objections. Go ahead and add it.

Ms. Jorgensen: Okay.

Ms. Zigmond: But I have a question on that.

Chair Ornellas: Go ahead.

Ms. Zigmond: I know I wasn't here for that so I don't know if this was said or not. We have no facilities for GED. Okay.

Ms. Jorgensen: And I think that's why they have the testing, certification, you know, so you could -- so that there's the follow through needed is what she was stressing. Okay.

Ms. Zigmond: Okay. I think she's speaking of more professional. I'm looking at the basic GED, but if you feel that's included in that, fine.

Ms. Jorgensen: I think it is because she has the adult --

Chair Ornellas: Can you put in parenthesis? Can you put in parenthesis?

Ms. Jorgensen: GED? Sure.

Chair Ornellas: Adult education or maybe -- I'm looking at it.

Ms. Jorgensen: Okay.

Chair Ornellas: I know it but Bev would like it to be more specific.

Ms. Jorgensen: Okay. We can get that in there. Okay, and then on page 8-13, in the table, 8.4, she thought an additional action that would be kind of a mirror of that policy, you'd move it into Action, but if you look at Policies 8.18 and 8.19, they cover it in part, so I'm thinking maybe we can put them together and just have it be the additions so that it just adds more of all the different array of educational programs. Okay?

Ms. Zigmond: And I think this speaks to the workforce development actually, not that I want those words in there, but as I'm reading this new action, I think that's where she

was going with that, so you're suggesting to put this in there to combine 8.18 and 8.19, is that --

Ms. Jorgensen: Yes, combine and expand them to have all the things that she's suggesting in an action.

Chair Ornellas: Any objection, Members? Okay, none. Go ahead. Go ahead and add that, Mary.

Ms. Jorgensen: Okay. And then she gave the language we had -- we're writing it out on May 7 and she said she'd finish writing this, and that was for an action, 8.22, a new action, and so she finished writing that to be, "Develop and implement testing, certification and licensing facilities on island, consistent with post-secondary, adult, vocational, English as a second language, business, technical and professional and career counseling programs to be provided on island."

Chair Ornellas: That's a mouthful. Any objections to adding this? No? Go ahead. I have no objections.

Ms. Jorgensen: Okay. Thank you. So I'll add these in and these are good examples of something that was not completed in terms of your recommendations, and as we have things like this, we'll bring them back so that we can clarify what the recommendation is and get it into what we're producing right now, which would be the Lana`i Planning Commission draft, and the Lana`i Planning Commission draft would be where all of these track changes disappear, and you see a clean plan, and the new track changes will be what we're hearing from you, your recommendations, so you can clearly see what you have added, and we'll try to get that, and Mike has been working on trying to get a more accessible site for everyone, either a drop box, which is something that you can pickup a file very easily, it works a little better than email, or if not, we're also working with the county information services so that we would post it on the regular website as well. We're still trying to work out where we could put that as an interim draft where you would be able to see your recommendations before we get you the final printed version, not the final, the printed version that you will be doing your final review in August off of, yeah.

Chair Ornellas: So are we done with Chapter 5 then?

Ms. Jorgensen: We are done.

Chair Ornellas: What about Chapter 8?

Ms. Jorgensen: We finished that. We only had one correction or these corrections that we ...(inaudible)...

Chair Ornellas: Oh, okay. So Chapter 8's a correction?

Ms. Jorgensen: Yes. We finished Chapter 8 on May 7 --

Chair Ornellas: Okay.

Ms. Jorgensen: And we just had something that was to be completed that was to be brought back and that's what this is.

- 5. Ch. 9 Land Use**
- 6. Ch. 10 Urban Design**

Chair Ornellas: Okay. Do we want to get started on Chapter 9?

Ms. Jorgensen: No. I don't think so.

Chair Ornellas: That's going to take a long time. I got time.

Ms. Jorgensen: If you have concerns, questions that you want to generate some -- for the next meeting, we could maybe briefly bring those up.

Chair Ornellas: I tell you what, why don't -- is there anything else that you have on the agenda tonight that we needed to discuss?

Ms. Jorgensen: Nothing. We've made it through everything.

Chair Ornellas: Okay, so we got Land Use, 9, and Urban Design, 10.

Ms. Jorgensen: Yes. They're on they're on there because they often come up in the discussion and -- but we were not planning at this -- those are the ones that are scheduled for June 28 --

Chair Ornellas: The Saturday.

Ms. Jorgensen: The double Saturday meeting. Yeah.

Chair Ornellas: Okay. So I guess we can -- you guys can go to Hotel Lana`i, is that what this -- you guys are waiting for? Alright, and I know we don't want to get started,

we only have an hour left and we can't do that much in an hour especially with these two topics. So any objections to closing the meeting? Ending the meeting? Director, you have any comments? Go ahead.

D. NEXT MEETING DATE: June 28, 2014 for review of the Lana`i Community Plan

Mr. Marlowe: Our meeting on the 28th, is 9 a.m.?

Chair Ornellas: It's 9 to 3.

Ms. Jorgensen: It's at the community center.

Chair Ornellas: Oh goodie. Bring your cushion.

Mr. Mike Napier: Chair?

Chair Ornellas: Yes sir, Mike?

Mr. Napier: Sorry, Dave. Chair Ornellas, I just had a question regarding the well data that was requested last time I was here, the May 7th meeting. I just wanted to clarify that you wanted the well heads above Manele where the injection well -- I mean, excuse me, the desal well heads are going to be placed. Is that correct? Do you all remember, on the maps, on the infrastructure map?

Chair Ornellas: Yeah. Can you forward it to him or forward it to Mary, and then Mary will get it Mike? But they have that map.

Mr. Napier: Yeah. The map or the date, whatever, I still don't have, so I'd like get it, if that's okay?

Chair Ornellas: Okay.

Mr. Napier: Alright. Thank you.

Chair Ornellas: Kelli, go ahead.

Ms. Gima: Mary, I know I mentioned to you, in the Health and Social Services Action table, at our last meeting, we were adding on a lot of different partners, and I know that Valerie's testimony has a whole bunch of new ones that she was adding, and I still have

to get you my list 'cause I think we were all real confused of all the different ones we were adding last time, so I'll get that to you.

Ms. Jorgensen: Okay. And then I can send you what I have from May 7.

Ms. Gima: Okay.

Ms. Jorgensen: And then we'll bring it up at the next meeting as well.

Ms. Gima: Okay. Okay.

Chair Ornellas: Community, any closing remarks you guys want to make? Anybody? I knew you had -- I knew it was on your face.

Mr. Gima: Butch Gima. The Land Use and Urban Design sections were the ones that took up probably the most of our time during the CPAC process, so I would strongly encourage, since you guys get time tonight, if you need something either from Pulama or from the Planning Department, ask for it tonight so you're prepared for the discussion the next time. The next time is going to be the all day Saturday one, right? I mean I think I'm guessing you guys all have the maps. Okay. And so tonight would be the time then you guys won't waste time on Saturday asking for information from either Pulama or Planning Department. Thanks.

Chair Ornellas: Thank you. If we give you ten days, would that be enough? I mean would you guys be able to include the questions that we have about Chapter 9 and Chapter 10?

Ms. Jorgensen: Anytime up until the June 28 meeting, if you have a question, you know, you're reading through this, you're reading through those chapters, and you have something that you think, oh, it would be really great if the Planning Commission knew about this so they can prepare -- I mean the Planning Department, so we can research something if there's -- if you're looking at it, prior to the meeting. So the earlier the better, so that means reading the chapters through and thinking about is this a question that you think the Planning Commission -- I mean the Planning Department, excuse me, needs to prepare and answer and bring it to the meeting.

Mr. Oshiro: John?

Chair Ornellas: Yes, sir? Go ahead.

Mr. Oshiro: I get one request. Mary, on that one Saturday we had that long meeting, we had somebody from the University of Hawaii come in and talked about water -- the sea level rising, can you bring that up and give it back to us again what they said? Because I don't think the person going come back again, right?

Ms. Jorgensen: Right. That was Tara Owens talking from the -- yeah, on the sea level rise, and that should be in your meeting notes, everything that was said, that was the January meeting that we had, you know, the late January meeting, and it is in your -- the meeting notes for that have been completed.

Chair Ornellas: And a slide show. Okay. So, you know, let's give you guys some time, so let's -- Members, if you have any questions of the department concerning Chapters 9 and 10, how about getting those questions to them by the 15th, 15th of June? That gives you 10 days, 13 days to get the answers. Is that --

Ms. Jorgensen: That would work. Yes.

Chair Ornellas: Okay. So by June 15, we get all the questions that we're going to ask as far as questions that we get off of this to them by then.

Mr. Dave Yamashita: The earlier the better.

Chair Ornellas: Yeah, I know but --

Mr. Yamashita: Yeah, it makes me nervous ...(inaudible)...

Chair Ornellas: June makes you nervous?

Mr. Yamashita: ...(inaudible)...

Chair Ornellas: Well, yeah, it's pushing it because most of us sit on other boards and commissions and so -- kids, work. We're not like you, Dave. Go ahead, Butch.

Mr. Gima: One thing I forgot to mention that took up a lot of time is the differences between state land use designation, county -- I mean like the community plan designation, and then zoning. We spent so much time because the maps sometimes had two or three different designations and it was hard to differentiate, so please, Planning Department, make it real clear, and I think you guys will save a lot of time that way.

Ms. Jorgensen: We do have some appendices that resulted from those lengthy discussions that have the comparison between what is a state land use designation or a county land use designation and the zoning, and so you'll find, I'm not sure which appendices, yeah, that's a -- it says "A-23" for your page number, and Appendix 9.2 is the comparison of the state land use, the county community plan designations, and the zoning districts. And then following the two pages that gives that comparison, there's Appendix 9.3, which gives you the definitions of all the community plan designations. And that is what, you know, if you, as Mr. Spence here said earlier, that you can decide on a land use designation that might not already be in this plan, but if you do, you'd want to make sure that it's meeting what you would like it to be and these definitions will help guide that.

Chair Ornellas: And Pat -- oh, yes, sir? Come up. Before he comes up, Pat also wanted the school master plan in this plan. I mean the map. Can we, Butch, can we get one copy to them to have it inserted? Okay.

Mr. Stanley Ruidas: Just for the record, Stan Ruidas, and I guess back in February I talked about this to the previous GIS guys, when we were looking at maps, we had to differentiate between road trails and roads -- not road trails, but regular trails and roads. And when the maps came out, the roads weren't on there. I gave them a road map of the whole island back in, it was after the meetings, probably in September of last year, so it's somewhere in your department and it's not finalized or whatever had happened, so maybe the next GIS guy can figure that out and find it. That's all I got.

Chair Ornellas: Thanks, Stan. Dave, you have that information?

Mr. Yamashita: Yeah, I remember Stanley ...(inaudible)...

Chair Ornellas: Go ahead.

Mr. Spence: I'm all for wireless mikes too. So, Stan, if we need to get another copy of that? No more? Oh, okay.

Mr. Yamashita: Yeah. No, we remember vividly when Stanley brought it, and we huddled around the white table and looked at it, and Mike said we have it. I don't know if we scanned it? No. But anyway, but we have it and we'll --

Chair Ornellas: So you'll incorporate it as a change?

Mr. Yamashita: Yes.

Chair Ornellas: Thank you. And we'll see it at the 28th. Mike, the 28th?

Mr. Napier: Yes.

Chair Ornellas: Okay. Great. Thanks. Is that it, everybody? Alright, meeting closed. Thank you all for coming.

E. ADJOURNMENT

There being no further business brought before the Commission, the meeting was adjourned at 7:45 p.m.

Respectfully submitted by,

SUZETTE L. ESMERALDA
Secretary to Boards & Commissions

RECORD OF ATTENDANCE

Present

John Ornellas, Chairperson
Stacie Lee Koanui Nefalar, Vice-Chairperson
Joselle Aoki
Shelly Barfield
Kelli Gima
Stuart Marlowe
Bradford Oshiro
Beverly Zigmond

Excused

Priscilla Felipe

Others

William Spence, Planning Director
Mary Jorgensen, Planner, Long-Range Division
Jennifer Maydan, Planner, Long-Range Division
Mike Napier, GIS Analysis, Long-Range Division
Dave Yamashita, Planner, Long-Range Division