

Meeting Summary - Moloka'i CPAC Mtg. 15, August 26, 2015

Attending: **Community Plan Advisory Committee**
Steve Chaikin (Chair), Lance "Kip" Dunbar (Vice-Chair), Pi'ilani Augustiro, Dathan Bicoy, Robert Stephenson, Deldrine Kauinohea Manera, Gregory Jenkins, Lori Buchanan, Debra Kelly, John Sprinzel, Edwin Mendija, Carl Adolpho

Absent: Glenn Teves

County of Maui – Planning Department

Pam Pogue, Long-Range Planning

Mary Jorgensen, Long-Range Planning

Jen Maydan, Long-Range Planning

Michael Napier, Long-Range Planning

Call to order at 3:05 PM

REVIEW AND RECOMMENDATIONS: DRAFT COMMUNITY PLAN UPDATE

CHAPTER 5 – ECONOMIC DEVELOPMENT

CPAC Discussion

Rob Stephenson recommended adding a new issue – “The increase in extreme activism threatens to destabilize the current economic drivers on Moloka'i.” Rob defined “extreme activism” as “that which threatens to disassemble/remove an organization or company’s right to operate”. He said that his proposed issue does not refer to activism that aims to solve a problem. The CPAC discussed the proposed issue and there was no support for adding it to the plan.

Steve Chaikin recommended adding a new action – “Explore the development of a Hawaiian homestay program on Moloka'i.” The CPAC discussed that this could be a business opportunity but it’s not necessary to address in the community plan. There was no support for adding the action.

CPAC Recommended Changes

Introduction

- Page 5-1, line 30 delete "Hawaii's" and add "Moloka'i's"
- Page 2, line 5: add “s” to grant.
- Page 2, line 6: ... for ten- years from 1998 to 2008.
- Page 2, lines 35-38: a cite for was requested.

Issues

- Issues – no changes.

Goal

- Revise Goal: A stable, balanced, diversified, and sustainable economy respecting cultural and natural resources that is compatible with Moloka'i's rural island lifestyle.

Policies

- Policy 2, Revise: Support improvements in education, ~~and~~ training programs, and internships at all levels to ensure a well-educated and well-trained workforce.
- Policy 6, Revise: Support redevelopment projects, such as Kaluako'i Hotel, golf courses, and the reopening of Moloka'i Ranch Lodge with community input to incorporate community culture and lifestyle.

- Review Policies 9-11 when reviewing Chapter 8, section 8.5 on transportation.
- Policy 12 add language at the end of the sentence "[appropriate to the Moloka`i rural character](#)".
- Delete Policies 13 and 14 (Lori Buchanan)
- Add new Policy: Support the discussion of using the abundance of venison and kiawe for new industries. (Lori Buchanan)
- Add new policy "Support art as a business."
- Add new policy (from 2001 CP) "Support and encourage cottage and mini-industries such as garment and craft production as residentially based economic activities, provided such activities are compatible with the surrounding neighborhood." (Greg Jenkins)
- Add new policy: "Support increased education and employment in conservation and restoration to create a sustainable economy." (Hano's testimony, drafted by Mary)

Actions

- Action 5.01: Add "venison and cultural trades and arts" (Lori Buchanan) Add partners DOH, DLNR and TNC.
- Action 5.03, Revise: [Continue to](#) assess...
- Action 5.04, Revise: [Continue to](#) work with...
- Action 5.05, Revise: Develop a Moloka`i Agricultural Strategic Plan for ~~both larger agri businesses and small~~ [all](#) farms.
- Action 5.06 Revise: "[Continue to](#)" provide...
- [Action 5.11, Revise: Develop a \[larger, permanent, culturally appropriate site for the\]\(#\) farmer's market in Kaunakakai.](#)
- Add new Action: Assess which development regulations are going to discourage investors from making improvements on Molokai. (Steve Chaikin)
- [Add new Action: Explore the possibility to provide incentives to landowners to help bring legacy issues into compliance for the purpose of maintaining affordable rental rates \(Robert Stephenson and Greg Jenkins\)](#)
- Add new Action: Support Workforce development efforts to help improve Moloka`i's economy (Nancy McPherson, DHHL).
- Add Action: Develop opportunities to get more local agricultural products into local markets.
- Action Partners: Aha Kiole to Actions 5.04 and 5.09.

PUBLIC TESTIMONY:

Steve Chaikin provided ground rules for public testimony and opened the meeting to public testimony.

- Karen Poepoe said that Moloka`i is an important place for many Hawaii residents and Hawaiians and she thinks there should be support for kama`aina tourism in the plan. Activities should be appropriate with Moloka`i's rural character. Groups want to come but there is no place for them. They want to get off the beaten trail.
- Hano Naeu said that the aina is chief and he is concerned with using the aina for economic development. He asked how we economically use the environment. He attended the World Wilderness Congress in Spain and gave an example from Africa where a whole community turned to conservation and restoring the forests and reefs (see new policy above).
- Louise Hanapi runs Aha Ino Art Trade School and would like support for cultural arts and trades added to plan.

Robert Stephenson supported adding a policy to support arts and cottage industries, such as garmet and crafts.

- Alapai Hanapi is a Manae resident and kuleana landowner. He also runs the Aha Ilo Art Trade School and would like support for cultural arts and trades added to plan.
- Opu`ulani Albino supports economic development that is appropriate and in balance with the community. She noted that Malama Cultural Park is not an appropriate location for a permanent farmer's market as it is a sacred place.
- Zelie Duvauchelle supports alternative medicine, and the cultivation of herbal products as a way to get people off of pharmaceuticals. Herbs are a potential industry for Moloka`i. she also supported the proposal for art, music and culture.
- Mehealani Davis recommended edits to the Ch. 5 Goal. She noted that Malama Cultural Park is s special place. She provided a recommended change to Policy 6. She recommended adding Aha Kiole to Actions 4 and 9.
- Jeannine Rossa has recommendations she will email to Planning Department and supports the re-writing of the goal. She noted that in the northwest recovery of the failed logging industry towns show that diversified economies succeed where those with only tourism failed.
- Nancy McPherson (DHHL) noted that Palaaau State Park is in DHHL jurisdiction. She suggested that a community land trust could keep lease rents affordable. She has a recommendation for a new action regarding developing a Kaunakakai specific plan that she will email.
- Councilwoman Stacy Crivello noted that there was an old master plan for Malama Cultural Park and that the area has multiple owners including DHHL and the County. She said that some of the old buildings are not supposed to remain. The park concept included a farmers market to hear story. She noted that Moloka`i has the assets to develop a strong economy for the island.

Steve Chaikin closed public testimony at the time.

CHAPTER 4 – Maps 4.1 – 4.3

Pam Pogue provided current information on tsunami sirens. There are currently 10 sirens on Moloka'i, an additional 6 sirens will be added through the tsunami modernization program. Pam Pogue explained as to why tsunami sirens should not be located on the hazards map. Currently there is a Countywide tsunami modernization program taking place in which many of the existing sirens are being upgraded and, in the case of Moloka`i, there will be an additional 6 sirens to be added. The program has three phases, Phase I includes those sirens that have been identified for repair if currently inoperable and to add new sirens in the inundation zone. Phase II are additional adds to the inundation zone, and Phase III includes those sirens that are outside of the inundation zone. The Civil Defense Director advised Pam to not put the sirens on the map as it would be confusing as to the status of each sirens. All tsunami sirens are owned and maintained by the State, the County activates the sirens as needed (and for monthly testing).

The CPAC did not recommend any changes to Maps 4.1 – 4.3.

PUBLIC TESTIMONY:

Steve Chaikin opened public testimony

Hoala Davis noted that kids at Kilohana Elementary School go mauka of school in the event of a tsunami.

Steve Chaikin closed public testimony at the time.

CHAPTER 7 – COMMUNITY DESIGN

The CPAC discussion centered on the Business Country Town Guidelines. Kip Dunbar asked how the BCT would be amended and Jen Maydan explained that staff from both the Long Range and Current Divisions would come out to the community to discuss. The guidelines would go through the Planning Commission and then to County Council for approval. Kip said that the problem with the BCT design guidelines is that they either stop or slow projects. He proposed abandoning the BCT guidelines. Pam Pogue noted that the issue is that the guidelines are out dated and that an update will create easier and more reasonable guidelines. Steve Chaikin noted that the Friendly Market tried to do a warehouse but gave up. The guidelines do need amendment. Lori Buchanan supported analyzing what we currently have in the BCT. Steve recommended the amendment and gather information to know what to change. Greg added that it would be helpful to look at incentives. Lori encouraged waiting for the amendment process and caution 'cause Oahu has flooding over yards. Robert supported the BCT amendment. Greg would like to see the number of parking stalls addressed. Dathan Bicoy said the BCT is severely outdated and in dire need of an update.

CPAC Recommended Changes

Introduction

- Page 7-1, line 22, Revise: ...has been compromised by some demolitions and unpermitted construction.
- Page 7-1, line 26 add "which is outdated and in need of updating." (Dathan)

Policies

- Policy 9, Revise: Encourage the use of the County of Maui plant list. ~~native, non-invasive and drought tolerant plants.~~

Actions

- Action 7.07 and 7.08, Add to Partners: Parks & Recreation and DPW.
- Action 7.08, Add to Partners: NPAC
- New Action: Review and update the indigenous architecture ordinance.
- New Action: Investigate options to share the cost of BCT guideline requirements for infrastructure upgrades among all Kaunakakai businesses, such as an Assessment District, so that renovations are economically feasible.

PUBLIC TESTIMONY:

Steve Chaikin opened public testimony

Nancy McPherson (DHHL) discussed her new action 7.08 for sharing the cost of infrastructure requirements and it was added by the CPAC with the addition of BCT guideline requirements.

CHAPTER 6 –Land Use and Housing

Nancy McPherson (DHHL) noted that DHHL requires lessee to get a building permit from the County of Maui which is a cost burden for DHHL beneficiaries. She noted that the building code is a safety issue, so that a house won't collapse on fire fighters. Jen Maydan asked if DHHL could develop its own building code. Nancy responded that DHHL does not have the staff to develop and enforce a building code at this time. Robert supported Jen's point about DHHL sets the rules so DHHL can adjust the county standards to meet what they need.

Steve Chaikin closed public testimony at the time.

CPAC Discussion

Steve noted that there is a need to have more affordable housing, whatever form it takes. Greg suggested that maybe a discussion is needed to find out what would be relaxed in the code. Kip Dunbar said that when he hears that it is a safety issue, when one thing is OK but not for another person, he would like it looked at for all of Moloka'i. Edwin Mendija noted that it comes down to the market and that it is hard to find any kind of housing here on Molokai. It is hard to rent and most have to live with families. Lori added that it is the worst problem in Hawaii and that the discussion should not be based on being Hawaiian. It should look at the tax breaks, apply to first home, or only home, not vacation rentals. Robert noted that Mayor Arakawa said that there is no affordable housing without jobs.

Greg requested a map comparing zoning and community plan designations. Pam responded that zoning is beyond the purview of the CPAC. Greg noted that there is enough vacant land supply to accommodate projected the population growth. Lori said that she not support Policy # 2, page 6-6 'cause of water and did not support "non-resident". Robert cautioned that saying no to "non-residents would be walking a constitutional thin line. Carl Adolpho said that it needs to be a balance and that we can help the artists out by bringing in more exposure to their work through more tourists. Edwin suggested revising by finding another word for resort development. The CPAC agreed to delete "development".

CPAC Recommended Changes

Introduction

- Page 6-1, Line 18, Revise title: Hawaiian Homes Commission Act of 1920 as amended, enacted in 1921.
- Page 6-5, bullet #4, Revise: Promote equitable and livable ~~mixed-use~~ communities with compatible land use designations.

Goal

- Page 6-6, Revise Goal, line 17-18: ...open space, ~~and~~ natural and cultural resources, ~~systems~~ and support...

Policies

- Page 6-7, line 1, Revise policy 8: Work with DHHL and other large landowners, to coordinate land use, ...
- Page 6-7, Policy 9, Revise: ...and timely ~~development~~ review...
- Page 6-7, Delete Policies 2, 11 and 17.

Actions

- Page 6-8, Action 6.1.01 and 6.1.02, Restore to two separate actions.

Housing

- Page 6-13, Action 6.2.03, Add to Partners: DHHL, Habitat, DHC

PUBLIC TESTIMONY:

Steve Chaikin opened public testimony

Kanoe Davis said that the East End Policy Statement is more than its little bits taken apart and inserted in the plan. The community wants to review the Statement so that its integrity and intent are not lost. Pam asked if the authors of the Statement could update it for CPAC consideration. Steve recommended that the CPAC members also individually review the statement and bring recommendations to future meetings for additions to the plan update.

Councilwoman Stacy Crivello noted that interim zoning is a major issue.

Steve Chaikin closed public testimony at the time.

Meeting adjourned at 9:35 PM

APPROVED