

## Meeting Summary - Moloka`i CPAC Mtg. 17, September 2, 2015

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**Attending:**     **Community Plan Advisory Committee**  
Steve Chaikin (Chair), Lance "Kip" Dunbar (Vice-Chair, Dathan Bicoy, Robert Stephenson, Deldrine Kauinohea Manera, Gregory Jenkins, Lori Buchanan, Debra Kelly, Glenn Teves

**Absent:**         Pi`ilani Augustiro, Edwin Mendija, John Sprinzel, Carl Adolpho

**County of Maui – Planning Department**

*Pam Pogue, Long-Range Planning*

*Jennifer Maydan, Long-Range Planning*

*Mary Jorgensen, Long-Range Planning*

*Michael Napier, Long-Range Planning*

Call to order at 3:10 PM

Steve Chaikin welcomed Councilmember Stacy Crivello and OHA Trustee Collette Machado.

### **REVIEW AND RECOMMENDATIONS: DRAFT COMMUNITY PLAN UPDATE**

#### **CHAPTER 8 Infrastructure**

##### **Section 8.1 Water (continued)**

Jen Maydan said that there are two comments from the agencies that make the following changes: Action 8.1.01 – the Office of Economic Development said it is a State action and should be changed to a policy to support. DWS recommends adding an action regarding watershed partnerships. Pam Pogue discusses how the relationship between the State's ag water plan and the WUDP. Glenn Teves noted that the WUDP on Moloka'i will have to first look at the needs of the Hawaiian Homelands and then the rest will address that. Glenn sees the county's role as the facilitator. Action 8.1.01 was changed to a policy. Glenn also suggested an action with DWS but Pam said that it is not DWS's purview. Lori Buchanan said that it is the purview of DLNR and Rob Stephenson suggested a policy to encourage the DHHL to provide an easement to supply water to the west end. Glenn opposed this recommendation saying that the Ranch does not have a water allocation form the State. Discussion on whether the aquifer is sole-source or multiple aquifers that are administered as sole-source ended with the EPA's designation of as a sole-source being agreed as final wording.

##### **Introduction**

- Page 8-2, line 8-9 – delete "streams" and "aquifers" (Lori)
- Page 8-3, line 29 delete "and other laws" (Kip)

##### **Policies**

- Page 8-3, Add new Policy "Support the completion of an Agricultural Master Plan."

##### **Actions**

- Page 8-4, Action 8.1.01, deleted and moved to new policy "Support the completion of an agricultural master plan."
- Page 8-4 Add new action "Continue to fund watershed partnership programs to protect and enhance watershed resources." (Eva, DWS)

**CPAC Extension:** Pam Pogue discussed the proposed extension and provided the dates on the two submitted resolutions – one for an extension to September 30<sup>th</sup> and the other to October 30, 2015. Steve Chaikin read the resolution and said he would be providing testimony. Stacy Crivello noted that public testimony would begin at 9 AM and could be given at the county offices on island.

## **REVIEW AND RECOMMENDATIONS: DRAFT COMMUNITY PLAN UPDATE**

### **CHAPTER 8 Infrastructure**

#### **Section 8.4 Solid Waste**

Steve Chaikin questioned issue #2 as to whether there was a facility for scrapping vehicles, metals, white or bulky goods, or hazardous waste. Debra Kelly noted that the issue is that the contractor does not fulfill the County contract and that many of the vehicles are recycled by community groups. Steve said that Debra's group recycled 5,000 cars in two years and Debra noted that the Solid Waste plan has funding for this now, as in Action 8.4.02. Kauai Manera suggested education to encourage recycling that now ends up on vacant lots and raise awareness that the County will partner for this.

Rob Stephenson asked what is the intent of issue#1? Debra responded that people say recycling but are really thinking about re-use, such as second-hand clothes and furniture. She recommended training to fix small repairs. Issue # 5 was added to address the low percentage of people who recycle.

Glenn Teves expressed concern about chemical waste as there is no way to get it off the island for household or smaller amounts. Larger 50 gallon drums are sealed and shipped but there needs to be a smaller recycling site for commercial and household hazardous waste. Debra said that the Integrated Solid Waste Management Plan (ISWMP) recommends everything that the CPAC is recommending. However, Glenn noted that residents are not recycling and waste ends up on the side of the road. Tires can be ground up and reused. Kip Dunbar noted that \$3M was spent on a new landfill cell and that more waste needs to be diverted before going to the landfill. Steve recommended mandating that people recycle and Lori recommended enforcement of the contract bid work.

#### **Introduction**

- Page 8-11 Pam will check on accuracy of 17 tons (line 7) with DEM Solid Waste Division
- Page 8-11, line 14 add planning time frame after "achieving a 60% recycling of the waste stream..." timeframe included in the ISWMP

#### **Issues**

- Page 8-11 Issue 1: Delete existing language and revise to "More solid waste needs to be diverted to the recycling center." (Robert)
- Page 8-11 delete Issue #2

#### **Policies**

- Page 8-12, Policy 6 Revise: Add at end "...and is disposed of in an environmentally sound manner."

#### **Actions**

- Page 8-12, Action 8.4.07 revise: add "Conduct a feasibility study to..."
- Action 8.4.11 add DEM as County lead
- Add new action "Conduct annual reviews of solid waste contracts to provide oversight and enforcement." (Lori)
- Add new action "Work with NGOs and State agencies to remove and recycle junk cars and appliance." County lead agency: DEM

#### **Section 8.5 Transportation**

The CPAC discussed whether the 1999 Moloka'i Airport Master Plan had been updated -- Staff called airport authority and they confirmed that it has not been updated; the existing plan is dated 1999. They explained that the state budget has no funding for an update.

Lori Buchanan recommended a feasibility study be completed prior to building a boat ramp in east Moloka'i. Kip Dunbar was concerned about illegal night fishing but thought if there was enforcement it may be possible to open it up more. Greg Jenkins agreed that the issues and community needs should be looked at first. Kaui noted that the roads will be an issue if there is a boat ramp on the east end. Kip said that the roads have a 20 foot ROW and the State has no meets and bounds.

Greg discussed concern with Action 8.5.07 that would develop Hale O Lono Harbor to provide back-up commercial capacity. Glenn agreed that that would require improving roads and providing container handling. Lori suggested revising to ensure public access and Dathan Bicoy suggested changing "develop" to "repair" to make it safer for the canoe races. Kaui Manera noted that it would need to be cleaned up and then maintained if used for recreation. Glenn suggested that this be put here and in Parks and Recreation to encourage a recreation center with public access. Kip thought it would take millions to make it safe so it was changed to "maintain".

Rob Stephenson said that there are no signs that say where the airport is and that a policy is needed to encourage the state to provide signage along the highway to direct visitors at the points of entry. Steve said the airport's Master Plan is a bit of a scary mess in regards to parking and suggested that the existing practice of parking for free in the grassy area overnight be retained. Rob suggested that the practice of no fee parking be encouraged. Lori noted that there is a process to remove abandoned vehicles from this area. Lori noted that she did not want to "encourage" the State's airport plan without review. Lori suggested adding "encourage the State to meet with and incorporate the community's review prior to implementation of the airport plan. This would revise Policy #2.

- Page 8-14, lines 15 - 16, delete " general aviation" (Steve)
- 8-14, line 15 add "as Ho`olehua Field" after "1929" (DHHL)
- Page 8-14, lines 18-20 delete language referring to specific carriers, instead add "various" after "served by..." (Glenn)
- Page 8-14, line 31 delete "south" and "of Cape Halawa" add Kaunakakai, delete "ruined" add "in disrepair" after "wharf" (Steve)
- Page 8-14, line 42 delete "ferry" add "barge"
- Page 8-16, line 29 delete "ferry" add "barge"
- Page 8-16, line 13, add bullet "Transportation systems will be designed to minimize or eliminate impacts to fish and wildlife species and their habitats."

#### **Policies**

- Page 8-17 delete Policy #2 (Steve)
- Policy 9, reinstate
- Policy 12, revise to read: "Support completion of a feasibility study to build a new boat ramp in East Moloka'i designed to meet the needs of the community."
- Add Policy: "Encourage the State to provide pertinent signage along highways for all ports-of-entry." (Lori)
- Add Policy: "Encourage the State to maintain Hale O Lono Harbor for recreational purposes and to ensure public access."

#### **Actions**

- Actions 8.5.03, 8.5.10 & 8.5.11 move all to policy section and combine language to read "Review applicability of state transportation plans, such as the *1999 Airport Master Plan*, *Bike Plan for Hawaii*, and the *1992 Moloka'i Land Transportation Plan* to community's desired intentions. (Kip and Lori)
- Action 8.5.06, move to policy

- Action 8.5.07, move to policy, and delete after "public access" (Lori)
- Add action: "Support the completion of a feasibility study to develop a boat ramp in East Moloka'i to meet the community's needs." (Greg & Glenn)
- Add action: "Encourage the continued practice of no-fee parking at the Moloka'i airport." (Steve & Robert)

**PUBLIC TESTIMONY:**

Steve opened testimony to the public:

Zhantell Lindo - Check with Visitor Industry organization for additional funding for signage. She said there is no need for traffic lights; plan for a more pedestrian friendly town, a smaller town with foot patrol police. Preservation of the East End should include the East End Policy Statement in its entirety. Steve noted that the CPAC has recommended that the east end community review and update the Policy Statement and bring it back to the CPAC or Moloka'i Planning Commission for consideration.

Unidentified testifier – Recommended that the meeting when speaking about the East End be held in the East End. He said the plan needs to be readable. He also noted that there are 35-40 ahupuaa on the East End.

Steve closed public testimony.

**Section 8.6 Energy**

Lori Buchanan noted that Maui County has already contracted for Policy # 8.

- Page 8-19, line 36. Add language after Moloka'i Ranch: "The project will be built out in phases, the first phase will meet 30% of the Island's demand." (Dathan)
- Policy #8 line 44, change to "utilities" (Glenn)

**Section 8.7 Telecommunications**

Glenn Teves recommended that the issue of poor cell and wi-fi services be pushed with a sense of urgency. Residents are paying the same amount but getting half the service. He noted that both Lanai and Lahaina have more towers.

- Page 8-22, line 21 Issue #2 add "numerous" after "There are..." delete "the island" and add "Moloka'i" delete "or" and add language at the end of the sentence to "is nominal or non-existent."
- Add Policy "Require telecommunications providers to expand the coverage and provide more reliable service throughout the island."

**Actions**

- Action 8.7.01 Change language to "Work with telecommunications providers to expand the coverage and provide more reliable service throughout the island." Change Partners to "All service providers"
- Action 8.7.02 change Partners to " All service providers"
- 8.7.03 change Partners to " All service providers"
- Add action: "Require telecommunication providers to expand the coverage and provide more reliable service throughout the island." (DHHL)

## **PUBLIC TESTIMONY:**

Steve opened testimony to the public:

Jeannine Rossa provided a list of comments for later review. One comment mentioned was on page 8-12, Policy 6 concerning the leachate that she suggested be disposed of per EPA requirements.

Nancy McPherson (DHHL) suggested a planning horizon for removal of the junk cars and forming a partnership with Molokai NGOs, State Agencies, and DHHL to remove and recycle junk cars from Molokai. This was recommended by the CPAC to include as Action 8.4.13.

Kanoe Davis discussed Issue #1, page 11 about solid waste and supported the earlier CPAC discussion about increasing options to recycle.

Steve read Moloka'i Ranch's testimony dated August 26, 2015 and Architectural Design Services testimony dated August 19, 2015.

## **Chapter 6 Land Use Maps**

### **CPAC Discussion of Moloka'i Ranch testimony and Architectural Design Services testimony**

Greg Jenkins said he didn't see any findings of fact or sufficient analysis and that there has been no rational basis presented by the project representative or testifiers to support the request for a land use designation change warranting the CPAC to move against the Molokai Planning Commission's recommendations for this project at this time. Kip Dunbar noted that Molokai Ranch listened to the meeting discussion regarding the industrial area and backed off from being near roads and wetlands, but if the Ranch wanted to do something they could do it with special use permits. Steve asked about doing PV and what size land is needed. Lori said 10 acres in AG for a solar farm, but need a special use permit if larger. Debra Kelly explained Pulama Lana'i's special use permit process for the desalination plant. It is on a site less than 15 acres and also required State permits for the wells. Kauai said that desalination would be a good solution for West Molokai to solve their water problem. The Ranch owns half the island so we need water. Glenn expressed concern about the land being adjacent to one of the worse gulches for flooding and it flows down to Papohaku Beach and Kepuhi Beach. Greg said he previously asked the Ranch if there was adequate water for their existing structures and the reply was yes. Kip noted that there is concern about brine. Mary Jorgensen said that this was addressed in the State review for Pulama Lana'i application. Glenn recommended put as Public/Quasi-public land use designation with conditions in text. Lori noted that desalination in AG would need permits to dig well and draw water and that speaking to sustainability there are issues. Every small island in Italy has desal, so losing sustainability because can't draw up all the ocean water. Glenn withdrew his support and Steve supported that Molokai Ranch said they have enough water.

#### **Palaau Industrial**

- There was no CPAC support for proposed Palaau industrial changes.

#### **Kaluakoi Industrial**

- There was no CPAC support for proposed Kaluakoi industrial changes.

#### **Manila Camp Multi-Family**

Lori supported Luigi in waiting for the CPAC to review his proposal. She asked where are the infrastructure costs coming from? Rob Stephenson noted that he works on this project and that he is removing his CPAC "hat" to provide information. All the specifics have not been completed. It is a one acre parcel, with 16 units, maybe less and no significant impacts. Glenn said that it is not consistent

with what is there now. Kip noted that Kaunakakai apartments was like this project and that the neighborhood sentiment would be heard at the Planning Commission. Steve was concerned about spot zoning but also how to provide affordable housing. Rob noted that the landowner is willing to move forward to have a tangible, near term goal of construction and occupancy and the project would meet all of the County of Maui's affordable housing regulations. Greg said that he is pro affordable housing, such as multi-family affordable ownership or rental, but not spot zoning or spot land use designations without a rational basis to do so or without community support for that type of community design.

- Kip made a motion to accept Luigi's request.

Discussion: Dathan noted that there is not an overabundance of units; not many choices for multi-family. Rob said he talked with all the residents and 75% were in support and 25% in opposition. In terms of the process, Rob noted that this would be a more rapid closure to the process. Glenn asked about how many lots and how many homes. Kauai stated that change happens and this project would give opportunities for first time homebuyers. Steve noted that affordable housing is a big issue – he asked if not here and now than where and when?

✓ = Yes/Aye, N = No/Nay, A = Abstain, R=Recuse, cross-out = Absent, First = 1, Seconded = 2		
<b>Motion: Change community plan designation for parcel (2) 5-3-004:028 from Single Family to Multi-Family or Mixed Use Residential.</b>		
Withdrawn		
Steve Chaikin	Kip Dunbar - 1	<del>Pilani Augustire</del>
Dathan Bicoy	Lori Buchanan - 2	Gregory Jenkins
Debra Kelly	Glenn Teves	Deldrine Manera
<del>Edwin Mendija</del>	<del>John Sprinzel</del>	Robert Stephenson
<del>Carl Adolphe</del>		

**PUBLIC TESTIMONY:**

Steve opened testimony to the public:

Hoala Davis said that it seemed strange to support a developer and put poor people near high water. Need a clear definition of affordable housing as it is very easy to get off track. Also add more verbiage that supports affordable housing as a whole. What really is affordable?

Nancy McPherson (DHHL) noted that the community plan amendment process does not have an environmental review process. The CPAC needs to be looking at Kaunakakai as a whole and asking where would you locate affordable housing? She reminded the CPAC that they were provided with smart growth principles at the land use workshop. She suggested that they look at land use patterns and give it their best shot.

Julia Peters asked if an alternative Kaunakakai area is already zoned? If developer is unable to attend, need a proxy. Proper representation of the developer to avoid a conflict of interest. A subarea development plan is a great opportunity; she would like to hear more.

Steve reminded the CPAC where they are at with review of the land use maps:

**Kaluakoi**

No changes, as is 2001 Community Plan

**Kalae**

No changes, as is 2001 Community Plan

**Kualapuu**

No changes, as is 2001 Community Plan

**Maunaloa**

Lori made a motion to change mixed use residential designation in Maunaloa back to project district. Jen Maydan clarified that the 201G affordable housing is in a different area than the project district.

✓ = Yes/Aye, N = No/Nay, A = Abstain, R=Recuse, cross-out = Absent, First = 1, Seconded = 2		
<b>Motion: Change proposed Mixed Use Residential designation in Maunaloa back to Project District.</b>		
Fails		
✓ Steve Chaikin	<del>Kip Dunbar</del>	<del>Pi'ilani Augustire</del>
Dathan Bicoy - R	✓ Lori Buchanan - 1	✓ Gregory Jenkins - 2
✓ Debra Kelly	✓ Glenn Teves	<del>Deldrine Manera</del>
<del>Edwin Mendiya</del>	<del>John Sprinzel</del>	Robert Stephenson - N
<del>Carl Adolphe</del>		

Meeting adjourned at 9:00 PM

APPROVED