

Meeting Summary - Moloka`i CPAC Mtg. 20, September 17, 2015

Attending: **Community Plan Advisory Committee**
Steve Chaikin (Chair), Dathan Bicoy, Robert Stephenson, Gregory Jenkins, Lori Buchanan,
Debra Kelly, John Sprinzel, Deldrine Kauinohea Manera

Absent: Lance “Kip” Dunbar (Vice-Chair), Pi`ilani Augustiro, Glenn Teves, Edwin Mendija

County of Maui – Planning Department

Pam Pogue, Long-Range Planning

Jennifer Maydan, Long-Range Planning

David Yamashita, Long-Range Planning

Call to order at 5:02 PM

PUBLIC TESTIMONY:

Steve opened testimony to the public:

Edward Halealoha Ayau testified as an individual on the CPAC recommendation to create an iwi repository. He noted that he has 25 years of experience working with unmarked Hawaiian burial sites and repatriation and is one of the authors of Act 306. He noted that creating a repository is not a new idea (goes back to the early 90s) but it is a twin edged sword. It is often promoted by developers and increases pressure to move burial sites. The cultural preference is to leave iwi on site. He is a member of the Molokai Burial Council.

Kaui said that she was taught by her kupuna that the proper protocol if you find iwi is to bury them and pule. She agrees with Hale that a repository is not appropriate.

Steve asked how the Burial Council works. Hale responded that the Burial Council deals with burials discovered as a result of an archaeological inventory survey for proposed development. All other burials are handled directly by SHPD. He noted that he was one of the original authors of the burial law.

Greg read the proposed action “Encourage the State to establish an iwi repository on Molokai in coordination with the Molokai Burial Council and traditional practitioners” and asked Hale’s opinion. Hale asked if this was intended as a temporary holding site or place for iwi. Greg didn’t know. Hale said the preference is to leave iwi on site.

Steve asked if there are any repositories in the state. Hale said no. SHPD had a temporary holding site at one time for iwi awaiting burial.

Kaui noted that the Ualapue Cemetery has unmarked graves and she would like the County to make a map of graves.

Steve Chaikin closed public testimony at the time.

Lori made a motion to delete the action regarding an iwi repository. Deb seconded the motion.

✓ = Yes/Aye, N = No/Nay, A = Abstain, R=Recuse, cross-out = Absent, First = 1, Seconded = 2		
Motion: Delete CPAC recommended action encouraging the State to establish an iwi repository on Molokai.		
Passed: 7 yes, 1 abstain, 1 no		
✓ Steve Chaikin	Kip Dunbar	Pi'ilani Augustire
Dathan Bicoy - N	✓ Lori Buchanan - 1	Gregory Jenkins - A
✓ Debra Kelly	Glenn Teves	✓ Deldrine Manera - 2
Edwin Mendija	✓ John Sprinzel	✓ Robert Stephenson
✓ Carl Adolpho		

ACCEPTANCE OF SUMMARY MINUTES OF THE AUGUST 26, 2015 MEETING:

August 26, 2015 amendments:

- Pg. 2, correct spelling "Aha Ino"
- Pg. 3, correct spelling "Albino"
- Pg 4, under Ch. 7, last sentence, delete "good for local businesses but"
- Pg. 4 Greg asked to delete – "Greg Jenkins said without the BCT there may be building materials used that are not the best choice."

✓ = Yes/Aye, N = No/Nay, A = Abstain, R=Recuse, cross-out = Absent, First = 1, Seconded = 2		
Motion: Accept summary minutes of the August 26, 2015 meeting as amended.		
Passed		
✓ Steve Chaikin	Kip Dunbar	Pi'ilani Augustire
✓ Dathan Bicoy - 2	Lori Buchanan - A	Gregory Jenkins - A
✓ Debra Kelly	Glenn Teves	✓ Deldrine Manera
Edwin Mendija	John Sprinzel - A	✓ Robert Stephenson - 1
✓ Carl Adolpho		

REVIEW AND RECOMMENDATIONS: DRAFT COMMUNITY PLAN UPDATE

CHAPTER 5 ECONOMIC DEVELOPMENT

Pg. 5-5, Action 5.11, delete "larger", "covered", and "culturally" and add "to promote locally grown fresh products.

CHAPTER 2 MOLOKA'I'S FUTURE

Lori questioned discussing affordable housing in the sustainability section. Jen and Pam explained that this is an introductory chapter to the remainder of the plan and ensuring housing for a community is park of sustainability.

CHAPTER 6 LAND USE AND HOUSING

Section 6.1

B. Future Conditions – 1st 2 paragraphs

Steve reminded the CPAC that the planning standards for projected sea level rise are 1 foot by 2050 and 2.2 – 6 feet by 2100.

John recommended that the CPAC vote on the statement “the community feels it is premature at this time to identify relocation sites”. Lori agrees with John. Rob does not agree; he said the CPAC needs to own their failure to act in this situation. Steve stated that an in depth study is needed to assess relocation sites. Carl reminded the CPAC that the plan is aspirational. He said he asked people in the community where the town should be moved if it is flooded. No one responded that to leave it there or figure it out once it is flooded. He encourages planning early.

Steve provided a recap of the CPAC’s previous discussions of mixed use residential above Ranch Camp. He reminded the CPAC that they voted to add an area of mixed use residential in Kualapuu. Rob disputes that a vote was taken to add mixed use residential in Kualapuu. He says the vote was to consider adding mixed use residential following land owner input.

Steve recommends a study to identify potential sites for relocation. Rob said that the town would be transitioning to a new location, not simply picking up and moving. He noted that planning for growth adjacent to already established areas makes sense and is supported by the Planning Department, Department of Public Works, and the Department of Water Supply. He noted that a study like Steve is recommending would be at a level of detail beyond what is needed. Carl recommended that they delete the paragraph and pick potential relocation sites and note areas of concern and that further study is needed.

Dave noted that a list of criteria for identifying potential sites could be included such as located upland, conveniently accessed, proximate to community institutions, and cost efficient – near existing development and infrastructure.

Section 6.1

B. Future Conditions – Maunaloa Mixed Use Residential

Lori has many issues with this description including “will occur”, commercial, public/quasi-public, etc. She stated that designating the area mixed use residential would take control away from the community. Jen stated that that statement is incorrect and she explained the State Land Use District Boundary Amendment process and Change in Zoning process that would still be required if the areas was community plan designated mixed use residential. Carl stated that he thinks it is more proactive to designate the area mixed use residential and provide a description of the community intent for the area as it develops. Greg questioned how the description is linked with zoning and how the community can be assured that this will be followed through by the developer. He is concerned with mixed use residential in connection with comprehensive zoning. Rob recommended that rather than trying to maintain control in a punitive sense they should look at this as an opportunity. Greg wants rational decisions with a just cause.

Steve reminded the CPAC that the areas was designated project district in the 2001 plan and called for affordable single family and multifamily residential. Lori asked if the project district would require State

Land Use urban. Jen replied yes. Lori asked how much urban is in Kaluakoi. Jen responded that PD could get provide that answer at a later meeting if she wanted.

Kaui said they need to answer the question “do we want the Ranch to develop and have Kaluakoi and Maunaloa back up and running?” She noted that she loved going to Kaluakoi brunch. She said the CPAC needs to look at potential economic growth for Molokai. She noted that the Ranch made mistakes in the past but does that mean we won’t let them do anything. She thinks they should consider what can be done to work with the Ranch. Lori noted that the Ranch has 5 hotel designations on the west end which is the dry side of the island. These should never have been designated. She feels that desalinization will take off restrictions on growth on the west end. Greg noted that concerning the Ranch’s land use requests, they need to take care of what they already have. Furthermore, without findings of fact, why should we designate more area for growth?

PUBLIC TESTIMONY:

Steve opened testimony to the public:

Karen Holt commented on how Molokai Ranch has always been what divides people on Molokai. She said the community should take back control of lands. Ranch was trying to chase the Kihei model but now they are sitting on their holdings. She asked what the difference is between project district and 201E or G affordable housing and what’s the difference is between project district and mixed use residential. Jen explained that project district is a community plan designation that allows for creating a zoning code for a specific area. 201E or G is a process to exempt affordable housing projects from various state and county land use and development requirements. The project district as described in the 2001 plan calls for residential only, with a focus on workforce housing. Mixed use residential would allow for neighborhood serving commercial as well. Rob responded that the advantage of mixed use residential would be that if the Lodge and Kaluakoi reopened, there would be space for commercial to serve the community.

Steve closed public testimony at this time.

Deb recommended adding a statement to the Maunaloa description that requires the area to be developed as a whole, not piecemeal. Rob recommended deleting “after the Maunaloa Lodge reopens.....community.”

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Motion: Accept Maunaloa Mixed Use Residential description as amended by Deb and Rob.		
Fails		
✓ Steve Chaikin	Kip Dunbar	Pi'ilani Augustiro
Dathan Bicoy - R	Lori Buchanan - N	Gregory Jenkins - N
✓ Debra Kelly	Glenn Teves	✓ Deldrine Manera - 2
Edwin Mendija	✓ John Sprinzel - 1	✓ Robert Stephenson
✓ Carl Adolpho		

Lori made a motion to delete the Maunaloa Mixed Use Residential description and take it up at the next meeting. No one seconded the motion so it dies. Lori said she wants good tools to make decisions. Greg said he is pro the concept of mixed use but not until it is defined and practically established under Title 19 and its use on Moloka`i can be vetted by our community.

No CPAC consensus for recommended revision to Future Conditions section. Section stands as presented by the Planning Department at the meeting.

Section 6.2

Steve recommended adding a policy or action to establish strategies and regulations to effectively manage homeless populations. Some members were concerned about attracting homeless to Molokai. Rob suggested being more vague, such as “investigate the possibility”. Carl recommends boosting the economy and providing affordable housing then there will be no homelessness.

PUBLIC TESTIMONY:

Steve opened testimony to the public:

Mahealani Davis said she will be homeless soon because of sea level rise. She said it is not too premature to address sea level rise and the community should have a strategy to relocate or retreat from the shoreline. Many people are “houseless” and live with family which creates crowding.

Caryl Sprinzel recommended adding language “strategies to provide housing for all of the community”.

Steve closed public testimony at this time.

Lori said homelessness is a complicated issue and many partners are needed to begin discussions and explore options. Deb recommended using “displaced” rather than “homeless”.

Pg. 6-13, Add new action: Establish strategies to address displaced individuals and families on Molokai. Lead County Agency DHHC, Partners State, NGOs, and Community Groups

CHAPTER 7 COMMUNITY DESIGN

Under Action 7.02, add “Kaunakakai” to action and “community groups” to Partners

CHAPTER 8 INFRASTRUCTURE – Solid Waste

Pam went over recommendations from Solid Waste Division.

Page 8-11 Issue 1 with CPAC comments is fine.

Page 8 -11 Delete Issue #2

Page 8 -11 Delete Issue #5.

Policy 1 Revise to state “Continue and expand...”

Policy 2 add "Continue and expand and ..."

Policy 3 add "Continue to support..."

Policy 4 ass "Continue to..."

Policy 6 add to the end of the policy statement "...and dispose of in an environmentally sound manner."

Policy 8 Revise to state “cradle to cradle”.

Add new policy “Support recycling efforts at all Molokai schools”.

Action 8.4.01 - delete action

Action 8.4.04 - delete "in a timely manner" replace with "... as budgets allow."

Action 8.4.05 - add "as funding and budgets allow" after "operating hours". Delete "Develop transfer stations across the island."

Action 8.4.06 Add "Explore the feasibility of locating more" to beginning of action item, delete "Increase the number of public " Add “community groups, NGOs, and businesses” to partners.

Action 8.4.07 add to the beginning of action item "Conduct a feasibility study to..."

Action 8.4.8 Delete action

8.4.10 Delete action

8.4.11 Delete action

Add action (8.4.9) "Form a partnership with Moloka'i NGOs, State Agencies, and DHHL to remove and recycle junk cars from Moloka'i.

Add action (8.4.10) "Conduct annual review of Solid Waste contracts to provide oversight and enforcement."

CHAPTER 8 INFRASTRUCTURE – Transportation

Dave provided an overview of the Future Multi-Modal Transportation System description (handout).

PUBLIC TESTIMONY:

Steve opened testimony to the public:

Mahealani Davis noted that she previously submitted testimony regarding the need for a mauka bypass road from Kualapuu to Kamalo.

Steve closed public testimony.

Action 8.5.14, add "and routs and supporting facilities"

Future Multi-Modal Transportation System description

1st bullet, add "where applicable" and "public parking"

Under "Roads, Highways, and Major Thoroughfares" add bullet "Encourage the State to identify an upland route for a new highway from Kualapuu to Kamalo to provide a safe alternative to the exiting shoreline highway. The alignment of the highway should be above areas known to contain cultural features, and below the forestry zone."

Under "Pedestrian Facilities", 2nd bullet add "public parking"

CHAPTER 6 LAND USE AND HOUSING – LAND USE MAPS

✓ = Yes/Aye, N = No/Nay, A = Abstain, R=Recuse, cross-out = Absent, First = 1, Seconded = 2		
Motion: If the summary minutes of the July 16 meeting are correct, rescind motion to add the area south of Farrington Highway, from gulch at Lihipali east to subdivision at Kalae'e Highway with the primary purpose being either single family or mixed use.		
Passes unanimously		
✓ Steve Chaikin	Kip Dunbar	Pi'ilani Augustino
✓ Dathan Bicoy - 2	✓ Lori Buchanan	✓ Gregory Jenkins
✓ Debra Kelly	Glenn Teves	✓ Deldrine Manera
Edwin Mendija	John Sprinzel	✓ Robert Stephenson - 1
✓ Carl Adolpho		

Meeting adjourned at 9:15 PM