

Meeting Minutes

Thursday, August 8, 2019

Hyperlink to [Meeting Video](#)

Community Plan Advisory Committee

Attending: Chair Kai Nishiki, Vice-Chair Jeri Dean, Joseph Aquino, Donald Robert Gerbig, Hans Michel, Aina Kohler, Ravi Bugga, Joseph D. Pluta, Karen J. Comcowich, Yvette Joyce Celiz, Leilani R. Pulmano

Absent: Dylan Payne, Dawn Hegger-Nordblom

County of Maui – Planning Department

Pam Eaton, Long Range Planning Division

Jennifer Maydan, Long Range Planning Division

Tiffany Bostwick, Long Range Planning Division

Jaime Paa, Long Range Planning Division

Call to Order (00:00 to 01:01 in Meeting Video)

Chair Kai Nishiki let the audience know that there will be opportunities to testify at the beginning of the meeting as well as after each of the two guest presentations.

Public Testimony (01:01 to 36:32)

Darren McDaniels expressed his frustration with the phrase “growth is inevitable.” He stressed the need for change to happen at the local level. Joseph Aquino asked what Darren’s solution is to address this problem; Darren replied that we should increase the tax rate for anyone who has more than 3 children. ([Link to written testimony](#))

Jen Mather talked about making difficult decisions to best address sea level rise in the Community Plan, including no more development on the coastline and engaging in managed retreat. Yvette Celiz asked if Jen has a specific requirement in the amount of setback from the shoreline; Jen replied that it varies depending on where the inundation zones are. Chair Nishiki asked if Jen supports designating all property within the inundation zone as conservation and open space; Jen replied yes.

Ashley Olsen urged CPAC members to keep housing on their radar: keep residential areas residential, and to encourage lawmakers to make short-term rentals in residential neighborhoods as unattractive as possible.

Michele Lincoln read suggestions listed in her written testimony, including: take into consideration the cumulative effect of multiple impervious surfaces; consider prevention measures like agriculture and reforestation; and include language to encourage the restoration of the historic 'Alamihi Fishpond. ([Link to written testimony](#))

Brad Paulson disagreed with Karen Comcowich's suggestion made at the August 6 meeting about not wanting new construction for non-residents. Joseph Aquino commented that we need to keep in consideration that our island is limited; Brad replied that no class of people should be discriminated against. Karen Comcowich noted that short-term rentals are adding impacts to our ecosystem and infrastructure.

Scott Sharpiro agreed with Jen Mather about having no new development in the inundation zone, and also that we need an additional buffer beyond that area for transportation.

Paul Pelkey asked about redevelopment plans.

Van Fischer stressed that West Maui is very constrained and that commercial development should be happening elsewhere; we should be focusing on only residential development.

Norm Bezaine suggested that the Community Plan focus strictly on affordable housing.

Robin Ritchie talked about the problems of ocean flooding, short-term vacation rentals, and hotel/timeshare expansions, and shared possible solutions.

Guest Presentations Related to Goal 2.1: Ready and Resilient Systems (36:32 to 1:53:26)

1. Climate Change and Sea Level Rise – Brad Romine and Tara Owens, University of Hawaii Sea Grant Program ([Link to PowerPoint Presentation](#))

Brad Romine and Tara Owens gave a presentation on the issues and impacts of climate change and sea level rise in West Maui, and the response and adaptation strategies to address coastal hazards.

Q&A and comments included:

- *What setbacks are recommended?*
The 3.2 feet SLR-XA (Sea Level Rise Exposure Area) line
- The Parks Department is doing an inventory of parks in the SLR-XA to factor into their master plans. Public Works and the State Department of Transportation will also be doing an inventory of County-owned roads in the SLR-XA.
- *How does moving sand affect the beach and erosion? What about dying coral reefs?*
Beach nourishment is an intermediate (not long-term) solution. It does cause impacts to coral reefs and that's important to analyze.
- *How many existing improvements will be approved before the County adopts the new setbacks?*
It's important to get involved with the Planning Commission to support the adoption of the proposed new shoreline setback rules.
- *What is the science behind the 3.2 feet SLR-XA line? We should understand the science behind this if we're going to adopt it.*
The bottom line is that we're already seeing impacts, so something has to change.
- *What ideas are being used globally that are working?*
The Danish have a lot of good strategies, including open space and recreational space that can withstand periodic flooding. Florida is another area we look at for solutions. We need a whole toolbox of solutions, not just one solution for everything.
- *What's happening with UH's study to grow coral?*
UH is trying to breed coral to be more resilient to heat stress.

RECESS/DINNER BREAK – Aina Kohler left during this time.

Public Testimony for Climate Change and Sea Level Rise Presentation (1:53:26 to 1:59:49)

Paul Pelkey asked CPAC members to consider systemic poisoning.

Scott Shapiro asked CPAC members to consider what's happening in Greenland (glacial melt adding to sea level rise) and to err on the side of caution.

Darren McDaniels reiterated his points from his earlier testimony and how that relates to the presentation just given, specifically doubling rates.

Mikey Burke commented that the year 2100 is not that far off, and for CPAC members to take that into consideration in their planning.

Michele Lincoln suggested putting information in the Community Plan to educate and bring awareness to people regarding imminent sea level rise.

Guest Presentations Related to Goal 2.1: Ready and Resilient Systems (Cont.) (1:59:49 to 2:28:55)

2. Floodplain Management in Community Plans – Ana Lilis and Diego Sanchez, County of Maui Planning Department, Zoning Administration and Enforcement Division ([Link to PowerPoint Presentation](#))

Ana Lilis and Diego Sanchez gave an overview of the National Flood Insurance Program, flood zones, building in the floodplain and repetitive loss properties. Recommendations for CPAC included:

- Avoid entitling lands for residential and commercial development within known flood hazard zones;
- Rest assured lands already entitled for development must meet current flood development standards;
- Encourage agriculture, open space, open land recreation within flood hazard zones; and
- As we develop away from the ocean, be aware of stream floodway hazards.

Q&A and comments included:

- *Have any cities done predictive modeling for flooding?*
Yes, harbor cities on the Mainland. Local governments can use modeling to justify higher standards to the Federal Government.
- *Has there been any federal discussion on SLR flooding?*
SLR insurance is not tolerable to the Federal government, as they don't want to encourage building in the SLR-XA.
- *Is there any regulation for properties that have experienced multiple flooding?*
Yes – if property owners rebuild at a cost of more than 50% of the building's total market value, they have to elevate or flood-proof the building to current flood development permit standards.

Review of Policy Framework – Goal 2.1 Ready and Resilient Systems (2:28:55 to 2:47:51)

Due to reaching the scheduled end of their meeting time (8:30pm), Chair Nishiki asked if CPAC members would be willing to stay an additional 30 minutes to briefly discuss the policy framework for Goal 2.1. A majority of members were willing, so discussion commenced. **Members Joseph Pluta and Hans Michel left the meeting at this time.**

Yvette Celiz suggested incorporating the suggestions provided in pages 17 and 19 of the Climate Change and Sea Level Rise Technical Resource Paper, specifically having 3.2 feet SLR-XA as the minimum setback, and commissioning an additional sea level rise exposure modeling for 6 feet or more of sea level rise.

Ravi suggested incorporating most, if not all, recommendations from both presentations, as it's important to think long-term. On page 2-2 of the Draft Plan, in the second paragraph, "As more people live and visit West Maui, more stress will be placed on these services..." he suggests adding something saying that a lot of these services are already under considerable stress, and it would be exacerbated going forward if no action is taken. He is also still concerned about developments that have already been approved for building near the coast, as there's an asymmetrical cost benefit for developers – they will receive 100% return for their development, but will only have to contribute a percentage of mitigation costs in the future because that cost will be shared by all developments along the coast.

Joseph Aquino requested a visual model of an 8 feet SLR-XA in West Maui.

Karen Comcowich suggested having a further setback and natural buffers to prevent further coastal damage from new development.

Joseph Aquino raised concerns about having no development in an updated 8 feet SLR-XA, especially when considering affordable housing; Pam noted that affordable housing, which typically receives federal funding, cannot violate the National Flood Insurance Program.

Chair Nishiki noted the sobering reality that 38% of the Maui Island Plan's urban growth boundaries are in the SLR-XA and 60% of the highway will eventually be underwater, and stressed the importance of addressing both of these things. She suggested that CPAC members consider limiting development until the highway has been moved.

NEXT MEETING IS ON AUGUST 20, 2019. MEETING ADJOURNED AT 8:47 P.M.

