

**MAUI PLANNING COMMISSION
REGULAR MINUTES
SPECIAL MEETING – WEST MAUI CP
SEPTEMBER 8, 2020**

A. CALL TO ORDER

The special meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 1:18 p.m., Tuesday, September 8, 2020, online via BlueJeans; **Meeting ID: 539 612 498**

B. UNFINISHED BUSINESS

1. **MS. MICHELE CHOUTEAU MCLEAN, PLANNING DIRECTOR, transmitting the West Maui Community Plan Advisory Committee's recommended revisions to the West Maui Community Plan pursuant to the provisions of Chapter 2.80B of the Maui County Code. (J. Maydan)**
 - a. **It is intended that discussion be limited to the following subsections of Section 3 Growth Framework, to the extent possible:**
 - i. **3.4 Community Plan Map**
 - ii. **3.5 Subarea Descriptions (Subarea 1 and Subarea 2)**
 - iii. **3.6 Areas of Change**
 - iv. **3.7 Areas of Stability**

Presentations were made by:

Paul Cheng – Pulelehua

Julie Cachola and Stewart Matsunaga – DHHL

Chad Fukunaga – Kaanapali 2020

Tom Schnell – Maui Land and Pine – Kapalua Project District 1 and 2

Mr. Lawrence Carnicelli: Good afternoon everyone. It is 1:19 p.m., the Maui Planning Commission special meeting of September 8th, 2020 is now in session. I apologize for it being a little late. My name is Lawrence Carnicelli. I am the Chair. Also in attendance with us is Commissioner Dale Thompson. Good afternoon. Commissioner Stephen Castro.

Mr. Stephen Castro: Good afternoon.

Mr. Carnicelli: Good morning. Good afternoon. Sorry, everybody is chewing. Commissioner Kawika Freitas.

Mr. Kawika Freitas: Chair and fellow commissioners, good afternoon.

Mr. Carnicelli: Good afternoon. Commissioner Melvin Hipolito Jr.

Mr. Melvin Hipolito, Jr.: Good afternoon, everyone.

Mr. Carnicelli: Good afternoon. Commissioner P Denise La Costa.

Ms. P Denise La Costa: Aloha . . . (inaudible) . . . and I want to call Stephen Adam because of the . . . (inaudible) . . .

Mr. Carnicelli: And Commissioner Kellie Pali.

Ms. Kellie Pali: Aloha everyone.

Mr. Carnicelli: Hello. And our newest commissioner, Jerry Edlao.

Mr. Jerry Edlao: Good afternoon.

Mr. Carnicelli: Good afternoon. And I won't make you introduce yourself twice since you did that this morning. But good to have you back on the commission and for your very first day, just like a Commissioner Hipolito, it's a double dipper. So I appreciate that. Also in attendance with us is I see Director Michele McLean.

Ms. Michele McLean: Aloha Chair.

Mr. Carnicelli: And also from Long Range Planning is Jennifer Maydan. Good afternoon. And Pam Eaton.

Ms. Pam Eaton: Good afternoon, everybody.

Mr. Carnicelli: Good afternoon. Michael Hopper is not here. However, he is on-call if we need him. We can go ahead and get in touch with him and he will join the call. And just so everybody kind of understand sort of how today's going to work is what we have basically on the agenda is the maps, subarea one and subarea two. Also on the agenda is basically 3.4, 3.6, and 3.7 as well. However, what we're, what we're going to do is I was going to take public testimony first, like we have in the past. But I think in keeping with how the Planning Commission does things and trying to get people the best opportunity to give good testimony and relevant testimony is we're going to go ahead and just like the CPAC did is we're going to have these large landowners do a presentation and kind of have them explain to us. And this is just in subarea and subarea two. Not all the way, right? Just basically from Kaanapali -- I'm sorry -- from Kapalua to Kaanapali. Is to give them what is it that their vision is, where they are at in the process, how does this tie into smart growth principles, how is this going to benefit the community, how is just going to basically fit into the 30 year plan of the West Maui Community Plan. So I think that it's appropriate to let those people kind of get their vision, and then that way afterwards we'll go ahead and allow people to give public testimony based on what it is that they've seen. So then that way they're not guessing and they're giving testimony on something that they haven't actually seen. So I think that that's kind of just keeping in what we're doing.

And just so everybody knows, I'm not certain how long this is going to go. We've already had an entire morning meeting with one 10-minute break and a 15-minute break for lunch. I'm, you know, open to the idea is if we get through the presentations, and then we get through public testimony,

I will then allow that, you know, the, the folks, the landowners to also, you know, speak again after the testimony to maybe address things that people are concerned about. Is we may just recess our dialogue and our decision making until the next, till our next meeting, if, is, is instead of trying to cram it all in, in one meeting. So we'll just see how it works out. But I don't want to . . . (inaudible) . . . too terribly much on this and want to be fair because we actually do have six months to complete this, even though we're trying to do it in just a couple.

So with that being said --. Oh, there's also something that I would like to address. You know, I'll do it actually afterwards. I was going to talk about the public testimony afterwards. And so I'll have public testimony when public testimony comes. At this point in time, Jen, you can unmute yourself, and I guess start us on the agenda and let us know who is here to be able to present.

Ms. Jennifer Maydan: Well, when I reached out to various landowners and developers within subareas one and two got interest from Paul Cheng representing the Pulelehua project, as well as Juliann Cachola and Stewart Matsunaga from DHHL, and Chad Fukunaga from Kaanapali Land Management. I see that Paul Cheng, I know for sure is on regarding Pulelehua. I do not see Juliann or Stewart for DHHL. Chad Fukunaga is also on. I also see that Tom Schnell is on representing Maui Land and Pine, but he did express a desire to present, at least to me, via email so --

Ms. McLean: Jen, I did get a message from Julie and Stewart from DHHL. They are here.

Ms. Maydan: Okay. Wonderful. Thank you. So, Chair, I don't know if you are a particular order you would like of them. If you want to go --

Mr. Carnicelli: Let's go north to south. Sure. Let's just -- I mean, I think that that's probably how we'll walk through this whole thing, right, so let's just go north to south. So we'll let Mr. Cheng step up first, I guess.

Mr. Paul Cheng: Okay, can everybody hear me?

Mr. Carnicelli: We can. What part of the world are you in today?

Mr. Cheng: I'm at my house in Dallas, Texas . . . in my study.

Mr. Carnicelli: Welcome to Maui.

Mr. Cheng: Yeah, welcome to Maui. So let me see if I can try to do this share screen business. I hope I can. I have no clue, but we'll see. Click here to start sharing screen. Okay. Can you see the screen?

Mr. Carnicelli: Yeah.

Mr. Cheng: Great. Okay. So this is a short three-page presentation on Pulelehua. I have just a few minutes. So this is taken from our property looking out towards the ocean. And this is our

overall site plan. It hasn't changed. I'm going to zoom in more. This is the property. Whoops. As you can see, the airport runway mauka, the highway down below, and this is the main central drive that goes up to the airport, Akahahele. It bisects our project from the north, which is on the left-hand side, and to the south where we have Mahinahina gulch, and the third phase.

So our first phase will be north, which is as you come up hill, it will be on the left-hand side of Akahahele, as you come up to the airport. And then there are single-family lots up there. And on the left next to Kahananuihui, the south side is our phase two. The salmon color block here is a school site that has been given to the school district. Whenever they are ready to build a school, they have the property there. And then the red buildings are live-work units. And the gray buildings are neighborhood retail. Across to gulch, to the south, we have a community ball park, hopefully multi sports. And a little bit of retail there. And then some more residential up above. The property ends right there on the top.

And the total development consists of 240 units in phase one; 120 market rate rentals, 80 workforce rentals, 40 affordable for sale units, for a total of 240. Phase two would be larger. That's primarily everything on this right-hand side of Akahahele before you get to the gulch. 110 market rate rentals, 130 workforce rentals, 40 affordable for sale, and 60 market rate live-work units, which is up and downstairs, and 10 affordable live-work units for a total of 350. And then the phase three would be everything near where the ballpark is, uphill from the ballpark, mauka from the ballpark, of 210 units. So the total is 800-units. And then there are 100 lots. The lots have a provision that we can have ohana on them if the owner of the lot so chooses. We have affordable mix for both for sale and rentals as illustrated here. For sale would be 20 units of 60 percent or less; 20 units, 60 to 80 percent; 40 units, 80 to 100 percent; and 20 units for 100 and 120 percent for total of 100 for sale. And then the rentals is split three ways; less than 80, 80 to 100, and 100 to 120. So it's basically almost 50 percent affordable.

Phase one would be, as I said, left side of Akahahele which you can see from this map. We are actively planning. We should -- we are actually in phase two district approval process right now with the County. We had just submitted our application to them. We haven't had -- they just got it so they haven't responded yet. Each of these buildings represent about 10 units, all on one floor. There are no multi-story products. So each unit, there is five on one side of the building, and five on the other side. And in the middle of the building, there will be some storage areas for the tenants to store their boards, and bikes, and so forth. The property goes straight uphill, about eight percent. So the green area, the dark green here, the little trapezoidal area here are detention areas to control erosion. There are multiple detention areas going uphill. So as the -- any water comes downhill, it gets trapped multiple times to prevent runoff. And this is, of course, the gulch. We have been working with the Department of Transportation so that ultimately there'll be an extra lane going uphill at the request of Department of, the State Department of Transportation so that there's more, traffic can flow uphill in case of a tsunami or something like that. Downhill they're not that concerned about that. Uphill for emergency is what they, they want to see. So we're complying with that.

When you come up the hill the first entrance is here, going into the project, and then it continues to go uphill. So in planning the property, we have worked extensively with the County and the

citizens of the community in trying to meet their needs. Our theme is we need rentals. Prices of homes on the west side is extremely expensive, is often out of reach with the general public, and of course, the affordable community completely. It is very difficult for them to reach that. So in a series of negotiations with the various community groups and the County, we came to the near 50-50 solution. We're very excited about the property. We hope to break ground as soon as we're through with the approval processes and we're actively planning a way on how to accomplish phase one.

We also have been working, if you can see on the far right-hand side, which means south, the two arrows here, they represent two potential connection points to the DHHL property, which I think Julie and Stewart, whom I talked to, is also going to present. We're excited about having ability to connect to them, and we're working with them on sharing possibly a sewer route to the County plant further south, further to the right, about 5,000 feet. Yeah, about a mile, a little bit less than a mile, and we're excited about that. So that's Pulelehua as we see it right now. It was final approved by the State LUC in July of this year. We went through that in December. But because COVID it took a while to write it up. But it was finally approved July. So that is in the gist the short version of the project.

Mr. Carnicelli: Great. Thank you very much, Mr. Cheng. Well done. It's basically kind of what we'll see. I'm sure that we'll have some questions for you on after the testimony. But I think for now, that gives everybody a good view of what it is that you've got going on over there at Pulelehua, and then help the testifiers be on point. So thank you very much for taking the time to be here with us today as well. Hopefully it's not too late there and you can hang around because I'm sure we'll have some questions as, as we move on.

Mr. Cheng: I'm happy to do so, and can't wait to get back on the island.

Mr. Carnicelli: Just got a quarantine.

Mr. Cheng: I know.

Mr. Carnicelli: And if you would, please stop screen share and then that way can go to the next folks. Got it?

Mr. Cheng: I stopped screen shared a while ago.

Mr. Carnicelli: I think what you did is you closed your -- you closed your presentation, but the screen share is still there. So it's in the BlueJeans program, I believe, is, is you've got to be in the BlueJeans to quit out. I'm never done a screen share so I don't know. Because, I mean, we can see your desktop.

Ms. Carolyn Takayama-Corden: Button at the top, next to the audio.

Mr. Carnicelli: Next to the audio. Bam. Thank you Mr. Cheng. So, Jen, who's next?

Ms. Maydan: All right, Chair, I would say, if we're going in order, DHHL.

Mr. Carnicelli: Okay, and who's going to present from DHHL today?

Ms. Maydan: I'm not sure. I see Julie.

Ms. Julie Cachola: Hi. Mahalo for the opportunity. I have Stewart Matsunaga with our Land Development Division. I'm Julie Cachola with the Planning Office. While I get the power point up, I just wanted to say our vision for the, for our project is basically to have native Hawaiian be a significant part of this region, you know? And in terms of smart growth, we're looking at the more dense development close to the highway. And then going upward, it would mean lower density. We're also looking at trying to keep the traffic off of the main highway by looking at a connector road that takes the local traffic off the main highway so hopefully that will help. But let me turn this over to Stewart. Can you see -- can everybody see this?

Mr. Carnicelli: No.

Ms. Cachola: Oh, great.

Mr. Stewart Matsunaga: Did you share?

Ms. Cachola: Thank you.

Mr. Matsunaga: Okay.

Ms. Cachola: Let me try this again.

Mr. Matsunaga: Aloha. I'm Stewart Matsunaga with Land Development Division, and I'm the acting administrator. And let's see, about three weeks ago, we met with the housing committee, Maui County Council, and we conducted a presentation. I don't think this is the one though. Yeah, yeah, this is it. Okay. And what I'd like to do is just focus on west Maui projects that we have going on right now. And so this is --. Okay. So for fiscal 21, in the West Maui area, we're focused on the Honokawai EA Master Plan. And beneficiary consultation continues to be in progress. It started off with emphasis on subsistence ag lots up to three acres in size. There's been some adjustments for residential growth closer to the highway. And that's -- we're looking at designing a first phase in this coming year. When is the year looking for FONSI?

Ms. Cachola: In next, in the next month we'll be meeting with the community, the beneficiaries again to identify a preferred alternative. And so once that is done, then we can complete the EA, so, you know, that's the timeframe.

Mr. Matsunaga: Okay. And pardon me, I'm just kind of scrolling through all of the other information we've provided to the Council for other projects in Maui County. So in West Maui at the, the top row is Leialii Phase 1B-1. And this would be the 75 residential lots which is located -- would be located above, just above the Lahaina Civic Center. I have a graphic to show later. We have been

fortunate to receive 10 million appropriation for construction of improvements between the Highway and Leialii Parkway. We also received 10 million dollars HHFDC, their funding for water improvements for both Honokawai, as well as for Leialii.

Let's see. I -- just as a little background information, we purchased Leialii 1A, a 104 lots from HHFDC back in the early 2000s. And that's been -- that was occupied about 2007 with a 154 turn-key homes. So Leialii Phase 1B is north of the Leialii Parkway, and that's in design right now. We have another section of Honokawai which we are, again, planning to put into design as soon as the, the Honokawai Master Plan is completed. And going further down into the, on the screen, there's Leialii Phase 1B-2, and this would be for approximately 125 lots. Currently the water system there has enough water pressure for the first 75 lots, and we have to construct a new higher level tank to provide enough pressure for the remaining lots in Leialii.

Okay. This graphic shows Leialii to the right. The smaller green shaded area is 1A. That's again 104 single-family lots that are completed and occupied. And then 1B would be just above the Civic Center. In order to populate this area, we have to make substantial improvements to the ingress/egress at the Honoapiilani Highway, getting up to Leialii Parkway. And then to the left is our Honokawai property that's bisected by the Honokawai Gulch. The Honokawai Gulch would be Kaanapali Land Management ownership. And so we own both sides of that, totaling about 700 acres or so. Most recently, we entered into agreement with Department of Water Supply in exchange for land licenses for Mahinahina treatment plant, the water treatment plant, as well as transmission lines, and reservoirs. Yeah, in exchange for those licenses, we acquired 200,000 gallons per day of wet water that will be used in both Honokawai and in, in Leialii.

The number one that you see on the screen there is exploratory well that we are in the design stage to actually put that into production and connect up to the, the County's Mahinahina system. And I think that is, that's about it for our, our upcoming plans for west, west Maui.

Ms. Cachola: When we get our preferred plan for Honokawai we can share that with the staff too. Thank you.

Mr. Matsunaga: Thank you. You can stop sharing, take the screen off.

Mr. Carnicelli: Fantastic. Thank you very much, guys. Greatly appreciate it. And you guys will be able to stay around if we have questions for you after public testimony?

Mr. Matsunaga: Yeah.

Ms. Cachola: Yeah. Okay.

Mr. Carnicelli: Great. Thank you so much. Appreciate it. Jen?

Ms. Maydan: Thanks, Chair. Next would Chad Fukunaga with Kaanapali Land Management regarding Kaanapali 2020 area.

Mr. Chad Fukunaga: Hello Commission members. My name is Chad Fukunaga. I have an exhibit I'm going to attempt to bring on to the screen. This is the first time I'm doing it, so please bear with me.

Mr. Carnicelli: No worries.

Mr. Fukunaga: All right. Can you guys all see that exhibit?

Mr. Carnicelli: Yeah.

Mr. Fukunaga: Okay. So this is our Kaanapali 2020 Master Plan. Let me point out some reference here. There's -- to the bottom of the page is Honoapiilani Highway. Is my mouse showing up?

Mr. Carnicelli: Yeah.

Mr. Fukunaga: Okay. That's Honoapiilani Highway. The proposed bypass alignment, I'm pointing it right now, right there. The existing Kaanapali Coffee Farms is here. Then we have our Pu'ukoli'i Village Mauka Project here. This is entitled, it's entitled for 940 units, and we are providing 51 percent affordable housing. Then to get to the coffee farms, this is Kaka'alaneo Drive. So we've been working with the State Department of Transportation for many years now. We have a development agreement with them. We've already contributed. We've funded the EIS and we've done a number of surveys, and we have an agreement to contribute more towards the Lahaina bypass project.

I'd like to point out some of the connector roads. So where I'm highlighting now is the proposed Kaanapali connector. And then here's the Pu'ukoli'i connector. So the Pu'ukoli'i connector will, is planned to connect to Kaka'alaneo Drive is currently situated. So I'd like to point out that these are very important transportation corridors. Obviously, the Lahaina bypass, Honoapiilani Highway. But to connect from the bypass to the existing highway, we have the Kaanapali connector coming down to the south area, and the Pu'ukoli'i connector coming to the north.

So we've been working with our on Kaanapli 2020 community group for many years now. They've come up with this plan. So the idea is to create a number of separate communities that are interconnected. So starting off on the north side here, I think you may notice this, this area where I'm highlighting was a proposed hospital. It hasn't gotten off the ground yet but it's still on our plan. And around that area, we have proposed uses, medical clinics, medical clinic here, a wellness center. And then, and then we have parks around here, and the tennis courts here. We have a community center here, a cultural center and a church site here. And then around this, we have single-family, multi-family and mixed use. So this, this is one community area. And it's huddled around the Pu'ukoli'i connector. Then up, up in this, the more central area, we have more of our single-family and multi-family residences. But around this, the connector to the bypass, there are some commercial applications on each side of the connection. But then on the south side, huddled around the Kaanapali connector, we have a church site here and a police substation here. And then the rest is single-family and multifamily uses.

Now, I'd like to also point out the number of green areas you see on the map. So this area is, is a natural gulch. It provides a natural barrier. But towards the bottom here we have a, it's approximately a ten acre park. And this is just mauka of Canoe Beach. And then there's a green buffer area along the south side here to the Villages of Leialii and DHHL to the south.

So the community group envisioned having these groups of communities. Although they're separated by these green ways, but they're interconnected with a well thought out, you know, travel corridor being the connector roadways. Also, this loop road. You notice this loop road, which goes to the different communities and it's a envisioned that this would also circle and connect up to the areas to the south. I don't feel it's important to have that connectivity other than having to get onto the highway or the bypass.

Down, down to the middle corridor here is a greenway. The group really wanted to preserve a green corridor from mauka to makai. We have parks all along this corridor. We have a number of parks which serves as buffers from the existing Kaanapali hillside to these other communities, we have buffers here. So here's another natural drainage way to the, to the north. And then on the other side of that, there's an area that we had picked out for a memorial park. I believe Paul Lau has been, has been advocating for that and championing that, so we support that. And we have ball fields here, central.

So, you know, we feel our communities create -- they're distinct communities. And the idea is to provide options for residents of varying lifestyles and various income ranges. There's enough the number of planned uses, including transit stops, medical and wellness facilities, a community center, commercial uses, a church, police substation, a cultural center, a memorial park and veterans center, parks and open space. We have a range of densities, different types of housing, single-family, multifamily, mixed-use multi-family. And all these committees are integrated to a well-thought-out transportation network.

Chair, I have other points I would like to make. Would I have more time after to, to engage with a group, or do I need to sign up for public testimony?

Mr. Carnicelli: I mean, you don't necessarily have to do that. How much more time do you have? To make your points?

Mr. Fukunaga: Well, I'd like to, I'd like to sum it up later, if I can do so, instead of doing that now.

Mr. Carnicelli: Okay. I'll give you an opportunity. Actually, I'll give everybody an opportunity to come back, whether it's Pulelehua, DHHL, or yourself after the public testimony to basically address the concerns that the, the public has. So that's fine. We'll go ahead and do that. We'll we'll, we'll stop there. I think everybody kind of has a good idea of what it is, the concept is of Kaanapali 2020. So thank you, Mr. Fukunaga.

Mr. Fukunaga: All right. Thank you.

Mr. Carnicelli: If you would stop the screen share that would be fantastic. And I believe Jen that's pretty much it, right, as far as subareas one and two? Did we hit it?

Ms. Maydan: Chair, actually, no, Tom Schnell, representing Maui Land and Pine would like to present regarding Kapalua Project District in . . . (inaudible) . . . project district one and two.

Mr. Carnicelli: Okay. Sound good. Mr. Schnell.

Mr. Tom Schnell: Aloha Commission members. My name is Tom Schnell. I'm with PBR Hawaii, the land planning firm, and I'm presenting on behalf of Maui Land and Pine. I have a short presentation that consists of the handout that came with my testimony on this hearing and the last hearing. Let me share my screen and I could go over that. Just give a minute. Can you see my screen now with our project district one shown?

Mr. Carnicelli: Oh, yeah.

Mr. Schnell: Okay.

Mr. Carnicelli: No wait. It's a blank screen actually -- hang on - at least for me it is.

Mr. Schnell: Let me try it again.

Mr. Carnicelli: Well I got a blue strip at the top, and then gray, and then a blue strip at the bottom is what I see. I don't know if other people see something different.

Mr. Schnell: I'll stop that and start again.

Mr. Carnicelli: Okay.

Mr. Schnell: How's that?

Mr. Carnicelli: Oh, there we go.

Mr. Schnell: Okay. So Maui Land and Pine and Kapalua Resort has two project district areas. The first is our Project District One that encompasses this area makai of the highway. Project District One was on the 1982 Lahaina Community Plan and has remained on the community plan since then. It's largely built out. There's the Ritz Carlton Hotel up here. There's Plantation Hill Estates which is down here. This part of Plantation Hill is not in Project District One. There's the part of the Bay Course and the holes here. And there's an undeveloped area here called the Central Resort, which Maui Land and Pine has got plans approved for in 2006 I believe. This area here has not been built out. And then this is a fact sheet that I provided about Project District One. You can -- the Project District One is here, I wanted to show you more, but the total area is 215 acres. Permitted uses our hotels, multi-family homes, village commercial, parks, facilities, open space. Project District One purpose was to establish a mix of visitor oriented facilities including hotel

accommodations, single and multi-family residents, and supporting commercial activities in open space setting. It's part of Maui County Code. It's Chapter 19.73.

These are the land use designations. So within Project District One out of the 215, this is how it's allocated. So Hotel could be 30 acres, multifamily could be 19.6. And the idea of a project district is that you get these allocations, but you're able to move your allocations around within the project district as you're planning evolves. As I mentioned, Project District One has been on Lahaina Community Plan since 1982, the first version of the West Maui Community Plan. The Change in Zoning for a Project District One was approved in 1989. And in 1996 the West Maui Community Plan retained Project District One. And I went over the other part. Most have already been built out. Central Resort remains unbuilt.

Project District Two is this area mauka of the highway. And I'll show you Project District Two. And this is 925 acres. This area here is called Mohana Estates. That's been built out. This area . . . (inaudible) . . . has been subdivided, and there's utilities in. Some homes have been built, but we haven't sold all the lots and homes. This area was the old golf course and it's not currently being used. And this portion of Project District Two has not been developed yet.

Going back to my sheet, here's the overview Project District Two so total area is 925 acres. Housing units allowed is 690. The affordable housing requirement is 25 percent of those, a portion of which would be in the Pulelehua project. And Maui Land and Pine has been working with Mr. Cheng regarding that. As you know, Maui Land and Pine used to own Pulelehua previously.

This is the sub-districts and the area that you're allowed within Project District Two so the Village District is 665 acres. Rural Residential District is 275 acres. The golf course, park, and open space could be 250 acres. And then there's a Resort Open Space District of 135 acres. So because of financial difficulties Maui Land and Pine has had over the last several years since the decline of pineapple and in their transition, and the recession of 2008 and recovery from that, this area has not been built out. However, there are still planning to build out this area in conformance with the Project District Ordinance. And Project District Two was also on the Lahaina Community Plan, but in a slightly different area and configuration. 1996 West Maui Community Plan had 450 acres as Project District Two. And then in 2006, the Maui County Council expanded Project District Two to its current configuration.

I mentioned the other parts. Mohana Estates has been built out or subdivided. The balance of Project District Two to be developed in the future. And that's, that's a summary.

Mr. Carnicelli: Fantastic. Thank you Mr. Schnell.

Mr. Schnell: Thanks for allowing me to talk. Thanks.

Mr. Carnicelli: I also want to apologize because he brought up Project District last meeting and where do they fit in the -- what is what's called? I'm spacing out right -- the plan designations, and we didn't address that. So we're going to have to do that at some point in time. So thank you. I appreciate it. So Jen, is that everybody that was going to present?

Ms. Maydan: Yes, Chair.

Mr. Carnicelli: Okay. So I apologize everybody. We went switching from one meeting to the other and my brain didn't quite get here. But if you would like to testify on today's agenda, we have 3.4, 3.5, 3.6 and 3.7. Specifically 3.5 is subarea one and two. That is what we are addressing today. If you would like to submit testimony, if you would like to present testimony, please --. Is going to Michele or Jen, as far as --? I guess either one or is --

Ms. McLean: Chair, it's Michele. It's coming to me. But we're using -- we're using the regular chat function since that's what people used anyway. Even though we told them to use the direct message but yes, it's coming to me.

Mr. Carnicelli: So yeah. If you would like to testify go ahead and indicate so in the chat function and we'll put you on the list. Also the chat function is not to have dialogue, and it's not to message the, the commissioners as well. Again, keep your audio and video muted until you are called to testify. So before I open up for public testimony, I'm going to kind of go into the same thing that I did this morning. And what I'm going to do is I'm going to first and foremost, just apologize. When it comes to public testimony, we've gotten off track. Public testimony is specifically for what is on the agenda and on the agenda only. I haven't been as diligent as keeping people on point as I should, so I apologize to my fellow commissioners. I apologize to the community for that. We're going to be making decisions in subareas one and two today so I would ask that everybody please stay on point with that.

Public testimony is not to attack other people. I will say that again. Public testimony is not to attack other people, whether it's commissioners, whether it's staff or fellow community members. Guys, we've digressed. This is not social media. This isn't troll-ville. This is, this is the community plan. This is supposed to bring the community together, not dividing us. So I'm going to be tasked with keeping us on point, and that includes us. The nine of us are going to be held as equally accountable. This is the Maui Planning Commission. This is going to exist when we're all gone, and it existed before, you know, we started this whole process. And we need to keep the decorum of the Maui Planning Commission. I don't want somebody in this neighborhood attacking somebody in that neighborhood. He said she said. I'm not going to tolerate. If you want to present something as facts, please do so. Present your facts. If you want to present something is opinion, say it's your opinion. But again, this isn't about attacking other people, or subgroups, or whatever it might be.

Please stay on point. I'll let you drift a little bit to make your point. I'm not going to say you have to speak just to that. I'll give people a little leeway. But unfortunately, I just kind of let everybody say whatever they wanted to say and that's my fault. That's on me. So I'm apologizing openly to the community for my mistake. But moving forward, it's just not going to be tolerated at Maui Planning Commission. This isn't a board of just a group of people that get together for a couple of months. This is the Maui Planning Commission, and it's my job as Chair to do that for the community. So, again, I apologize for not being more diligent, but I'm going to be more diligent

moving forward just so everybody knows. So please stay on point. With that being said, who's our first testifier?

Ms. McLean: Mahalo Chair for those remarks as I said this morning, thank you. So far we have ten people signed up to testify. The first will be Howard Hanzawa, and he'll be followed by Sharon Saunders. Howard, you can unmute your audio and if you wish, you can unmute your video. There you are. Hi Howard.

Mr. Howard Hanzawa: Hi there. Hello everybody. You Commissioners must be hungry. It's been a long day. At the last meeting, I told you about the history of Kaanapali 2020. There were many articles written about the then-novel concept of community inclusion in the planning of Kaanapali 2020 by the people who lived and raised families in the area. The meetings were and have been open to anyone interested in the future of West Maui. The first meetings were held in 1999 and have continued since. I would like to say a little about some of those hopes and desires discussed and included in the Kaanapali 2020 plan. Chad earlier told you about the plan.

One of the main needs discussed at every meeting, led by Joe Pluta, was for a hospital to serve West Maui being that Maui Memorial was an hour's drive away, depending upon traffic conditions. A site was designated and hospital builder has become involved in its development. Other major issues were for affordable housing, schools and parks. Over 40 percent of workers in West Maui commute over the pali because of a lack of affordable housing in the area. They could be spending more time with their families if they could live closer to where they work. In the discussion of other needs, May Fujiwara was a strong advocate for senior housing as well as for assisted living facilities. Paul Lau and Hans Michael pressed for the need of a cemetery and memorial park for West Maui. Ed Lindsay and Roselle Bailey made a strong case for an open view corridor from mauka to makai. It is shown on the plan. Auntie Patty Nishiyama focused on areas for cultural education. Ed Lindsay, in 1999, also started in multicultural lands to restore the area on the northern boundary in Honokawai Valley to native and endemic Hawaiian plant species. In support of Kaanapali 2020, Kaanapali Land Management entered into agreements with the State DOT to dedicate Lahaina bypass corridors, and with the County of Maui, to expand the capacity of the Lahaina wastewater treatment plant.

We have all heard complaints about new projects that never reached out to the community for input. That cannot be said of Kaanapali 2020, which has been discussed for 21 years. My opinion is that projects which embrace community participation should be encouraged by the review bodies with full inclusion of the people's ideas, hopes and plans. What more can be asked? 2020 is finally here. Thank you.

Mr. Carnicelli: Thank you, Mr. Hanzawa. I appreciate it. Any need for clarification from the testifier? Seeing none. Thank you for your 21 years' worth of dedication.

Mr. Hanzawa: No, it's the people in West Maui. This is their dedication. Some of them died in the process, but they used to come to every meeting. Thank you very much for your community participation.

Mr. Carnicelli: Thanks. Director?

Ms. McLean: The next person to testify is Sharon Saunders, and she'll be followed by Paul Lau. Sharon, you can unmute your audio, and if you wish, unmute your video.

Ms. Sharon Saunders: Good morning. Aloha Commission Members. My name is Sharon Saunders. I'm a member of the Plantation Estates Homeowners Association, and I am in support of a rural estate designation. My husband and I own a home in Plantation Estates. It is within the Kapalua, on a PGA Championship golf course. Our particular, particular lot was very sloped and very, very rocky. To build the pad for our home, we had to remove a significant amount of blue rock, which is now part of our structure. Like a number of our neighbors we wanted to plant a small orchard. It was tremendously expensive to establish due to the rocky nature of the soil and the black plastic, which is so prevalent in the soil. While many of my neighbors have small scale farming, I am unaware of anyone who is doing so profitably with the exception of the farm on top of our subdivision, which is one of three lots that really is farmable. Nevertheless, with our small orchard, it was our goal, is our goal to provide some farm to table produce to Taverna, which is a restaurant we opened with our Hawaiian partners five years ago. And to provide to a charity which we started here on Maui called Maui Kids Cook with Hearts, a program currently in Maui and Kahului Public Schools.

As time goes along we are experiencing severe water issues. We've been told several times in the last few months that we need to stop watering. Our irrigation water reservoir is often low, and we are asked to curtail water use a number of times each year. If we remain agriculture, all of our lots will be required to maintain plantings and water them. At the same time the State of Hawaii is trying to stop stream diversion and restrict the water that is being used. So we, we can't have both. Rural permits -- rural permits us to have agriculture but doesn't require it. It's as appropriate. In our new neighborhood, which began in 1991, rural zoning was created on Maui in 1997. In 2011, RU-2 zoning was passed by ordinance and our neighborhood was named by the Planning Department as one that should be designated RU-2. In 2012, the Maui Island Plan designated our neighborhood within the rural growth boundary. We are not seeking more density. We provide much of our own infrastructure. We are part of the Kapalua Resort. We are adjacent to a golf course. Our neighborhood meets the text and photo descriptions of rural residential. I ask this council to please call Plantation Estates what is, a rural residential community. Thank you for your time.

Mr. Carnicelli: Thank you, Ms. Saunders. Any need for clarification of the testimony? Seeing none. Thank you very much for your testimony. Appreciate it.

Ms. Saunder: Thank you.

Mr. Carnicelli: Director?

Ms. McLean: Chair next to testify as Paul Lau and he will be followed by Tom Schnell. Paul, if you'd like to unmute your audio and also your video, if you'd like. Chair, I don't see Mr. Lau on the

call anymore. So why don't we move ahead to Tom Schnell. And Tom will be followed by Paul Cheng.

Mr. Schnell: Hello everybody. Thanks for having me back. I'm going to try to share my screen also. We provided written testimony last time and also for this hearing. We went over the project districts in my last section of this presentation. Maui Land and Pine's first choice would be to continue the existing Project District One and Project District, District Two designations. However, at the last meeting, as the Chair mentioned, another testifier mentioned a special purpose district and suggested that the purpose, special purpose districts should be clarified to regarding existing project districts. So we would support that approach and have proposed some suggested modification language to the definition of special purpose district in our testimony. If I could just share my screen for a moment.

Mr. Carnicelli: Is, it Tom? We're not covering that section today.

Mr. Schnell: Okay.

Mr. Carnicelli: We're not doing -- we're not doing the community plan designations again. Is it did get moved to an appendix, and so we'll probably get it back at the end, and so this will be appropriate. But just to, just to sort of keep you and what we're talking about today is, is we're not doing what's it called -- 3.3 is where it's at.

Mr. Schnell: Okay. Regarding the point for this agenda, so 3.4 is the community plan map. If you can see my screen, this is the community plan map on page 87. Here's the Kapalua Mauka area. Here's the Central Resort. We would suggest that these areas be changed from those designations to special purpose district. The language for special purpose district as amended. And then specifically on the subarea, here's Project District One and Project District Two is down here, so instead of these proposed designations, if the special purpose district designation definition was amended, we would, we would propose the entire areas of Project District One and Two be amended to a special purpose district.

And then finally, this is the Kapalua right up in areas of change. So essentially if a special purpose district retained existing project districts one and two, then we don't think that Kapalua would be noted as an area of change, and this section could be deleted from the plan or at least re-written. And that's the gist, that's a summary of my testimony right now.

Mr. Carnicelli: Great. That actually makes a lot of sense. Thank you, Mr. Schnell. Any need for clarification from the testifier? Seeing none. Thank you very much. That makes sense.

Ms. McLean: Chair, the next --

Mr. Carnicelli: Director.

Ms. McLean: -- to testify is Paul Cheng, and he'll be followed by Joe Kent.

Mr. Cheng: You know, I accidentally pushed the speaker function and I'll pass on that until some questions are brought up. I was trying to understand how to work BlueJeans when I did that, so I apologize.

Ms. McLean: Okay. Thanks, Paul. Then next step is Joe Kent, and he will be followed by Leland Reiswig. Joe, you can unmute your audio. There you are.

Mr. Joe Kent: Can you hear -- can you see me?

Mr. Carnicelli: Yes.

Mr. Kent: Okay, great. Aloha Chair and committee members. My name is Joe Kent and I'm the executive vice president of the Grassroot Institute of Hawaii, a non-profit research organization that promotes individual liberty, economic freedom, and accountable government. I sent you a testimony, but I actually revised the testimony. I found some more research and a revised it. So I'd like to read that for you today.

The West Maui Plan was established in 1983 and it was about 59-pages long. Today the draft plan is 168-pages long and it's saturated with legalistic words that seem guaranteed to create more regulatory barriers to housing. For example, the word "shall" appeared four times in the 1983 version of the plan but today that's grown to 61 times. This use of the word "shall" could cause confusion amongst the developers trying to navigate the many layers of Maui's regulatory environment. Similarly, the use of the word "require" has increased over time from six instances in 1983 to 19 in the current draft. The original 1983 community plan for West Maui referred to itself as a recommendation. But the language of the current report sounds similar to legal regulations. As I mentioned before this seems to conflict with the Maui County Code in some places, and it's not clear if developers should heed the community plan or the County Code.

Mr. Carnicelli: Excuse Mr. Kent. Excuse me Mr. Kent.

Mr. Kent: Yes.

Mr. Carnicelli: I'm going to, I'm going to have to ask you to kind of stick to what's on the agenda. I understand what you're saying, but I'm just -- if I'm going to be consistent I need to really --

Mr. Kent: Absolutely.

Mr. Carnicelli: -- to stick to 3.4, 3.5, 3.6, 3.7, the growth areas.

Mr. Kent: I respect that. I, I respect that. The, the 3.4 to 3.7 contains many instances of the word shall and require so that's what I was speaking to. May I wrap up?

Mr. Carnicelli: Yes. Go ahead. Sorry to interrupt.

Mr. Kent: Well, in closing, I just want to let you know that I was a resident of West Maui and I was a public school teacher at King Kamehameha III Elementary School. And I rented until rent prices became so high and it pushed me and many other teachers out of the community. So in the spirit of democracy, I just want the committee to keep in mind those that tend not to participate in the planning process, those that don't currently have homes in West Maui. So thank you so much.

Mr. Carnicelli: Thank you Mr. Kent. I apologize for interrupting. Any need for clarification from the testifier? Seeing none. Thank you, Mr. Kent.

Mr. Kent: Thank you.

Mr. Carnicelli: Director?

Ms. McLean: Chair. Next, we have Leland Reiswig, and he'll be followed by Bob Pure. Leland, you can unmute your audio, and video if you wish.

Mr. Leland Reiswig: Okay. I'm here. Can you see me?

Mr. Carnicelli: Yes we can.

Mr. Reiswig: I see me on video. Can you hear me?

Mr. Carnicelli: Go ahead. Yes, go ahead.

Mr. Reiswig: Aloha Commission Members. I am Leland Reiswig Jr. My wife Lois and I have been property owners in Kapalua since 1992. We completed our first home in Kapalua and became full-time residents in 1999. We purchased our first home in Plantation Estates in 2005 and we are currently residents in Plantation Estates. I have served as a -- I have served as a Plantation Estates Board of Directors member and as its president. I am currently not a board member, but I serve as chairman of the Plantation Estates Design Review Committee. I have been a member of and, or Chairman of the Design Review Committee since 2006. Ten years ago, I and then president of the Board of Directors, Tony Caputo, met with each County Council member and we both testified before the Full County Council for Plantation Estates to be included in the rural growth boundary of the Maui County Island Plan. We stated that our community was more properly classified as rural residential than agricultural, and that we were seeking to maintain the character and the consistency within our community. We are pleased that the Council agreed with our views and placed Plantation Estates in the rural growth boundary. Today -- we are here today and have been present since the West Maui CPAC meetings began to make the same arguments for the same reasons. Our owners overwhelmingly supported our efforts in the Maui Community Island Plan. And you have heard previous testimony, they continue to be overwhelmingly in support of the designation of Plantation Estates as rural residential. My wife and I support the efforts of the association to maintain the character and consistency of our community by having a consistent, enforceable set of governance and restrictions for our community. Thank you for listening and for your huge commitment to this process.

Mr. Carnicelli: Thank you Mr. Reiswig. Any need for clarification from the testifier? Seeing none. Thank you very much. Appreciate it.

Mr. Reiswig: Thank you.

Mr. Carnicelli: Director?

Ms. McLean: Chair, the next person to testify is Bob Pure, and he'll be followed by Will Spence. Bob, you can unmute your audio and if you wish, unmute your video. Chair, I don't see Mr. Pure on the call anymore. We can come back to him if you'd like.

Mr. Carnicelli: Okay.

Mr. Bob Pure: Can you, can you hear me at this point? I think I just unmuted my audio. At least it said I did.

Mr. Carnicelli: There you go.

Ms. McLean: Yes.

Mr. Carnicelli: We can hear you.

Mr. Pure: Okay. Aloha everyone. This is Bob Pure. I just want to talk about and reinforce some of the things that both Chad and Howard mentioned in connection to Kaanapali 2020. Yours truly is one of the board members. I used to be on the board of West Maui Taxpayers, and I was the president of Lahaina Bypass Now, LBN. The 2020 board is all volunteers, and we have been doing this for 21 years. All of our meetings are open to the public. We have literally had hundreds of guest speakers from all members of the community, both the west side and all of Maui. The Kaanapali group is really tuned into the community and the community needs. What I want to testify about today is the importance of tying in major transportation networks the way people actually live. When I was with LBN and we put together a survey of West Maui businesses. We must have talked to literally hundreds, if not thousands of people. We contacted every major business, every small business, and literally talked to a lot of people to get a feel of who lives and works in West Maui and Howard referred to this. It's important to note that 40 percent of all the people who work in West Maui don't live here. They commute every day on the pali, which is not the most comfortable thing for them to do. And that puts a lot of cars on the pali at the same time.

The first three phases of the bypass, as you know, have been completed. And the fourth phase is on the DOT's radar screen. I've spent all of my time focused on transportation issues as most of you know. And I talked to the DOT in Honolulu all the time to see what's going on. And they have assured me that the fourth phase of the bypass will indeed happen. That fourth phase is going to go from Keawe Street up to Kaka'alaneo where the coffee farms are. And it will be in and through contiguous to Kaanapali 2020 lands. So it is very, very, very important that we tie in major transportation corridors to where people live.

The other part of our survey that we learned talking to people and we asked this very simple question, if there was affordable housing in West Maui, would you move there? Answer 80 percent overwhelming, yes, we would. So it's very, very important that we have land that can turn into housing that can house these people. And again, as we all know, 75 percent of all jobs in Maui are directly or indirectly related to the visitor industry, the current situation notwithstanding. Hopefully at some point we'll get back to normal. And all the people that work in the visitor industry would love to live on the west side. And now that the bypass will go north up there, it's going to make their lives a lot easier. Thank you for listening.

Mr. Carnicelli: Thank you Mr. Pure. Any need to clarify the testimony?

Mr. Pure: No, I'm, I'm --

Mr. Carnicelli: Mr. Pure, I'm asking my fellow commissioners if they need to clarify your testimony. But I do, actually --. I actually do have a question for you. The 40 percent of the people that work on West Maui don't live on West Maui. Was that from -- you said was that from a poll? Where did where did you get that number?

Mr. Pure: Okay. Let me tell you. We actually physically walked around on foot and talked to the owners of all major businesses like TS restaurants and, and the businesses that employed a lot of people. And we also talked to small businesses that didn't employ that many people. And we produced a book, literally a survey book, and we did this by literally boots on the ground. And we didn't do this over the phone. We actually went to all of these places and talked to all of these people, and we talked to numerous owners and executives. And we also talked to employees. We talked to lots of lots of employees. In fact I talk to them even now, every day. Now when we published this book, I provided a copy to the State, provided a copy to the County, and provided a copy to Pam and Jen of Long Term Planning, which I'm sure they have and they've looked it over. This was done a while ago in 2007, and that's the information we had at that time. So the long answer to your question, we actually did it by going around and talking to everybody. West Maui is not that big. And we had a bunch of people who volunteered through LBN to go and take this survey.

Mr. Carnicelli: Great. Thank you, Mr. Pure. Any other any need -- any other questions for Mr. Pure. Ms. La Costa.

Ms. La Costa: Thank you, Chair. Thank you Mr. Pure for your diligence in your 21 years of working on the board for 2020. So in line with the Chair Carnicelli's question, you mentioned that 80 percent of the people with whom you spoke with live on West Maui. Is that 80 percent of the 40 percent or where did that 80 percent come please? Thank you.

Mr. Pure: No, no. No, what I said was when we talked to people, we asked them a series of questions, probably 10, 12, 15 different questions about where they work, do they take the bus? We asked a bunch of questions. One of the questions was if you had the opportunity to live in West Maui, would you do it? And the answer was yes. Yeah, the two questions are different. One of the questions we asked is how do you get to work? And the next question was, was where do

you live? And how do you get to work? And do you take the bus? Do you drive? And we also asked them, where's your home, and so forth? Do you commute every day? Answer in both cases, yes, they do. So the 80 percent was simply another question on a long list of survey questions that we came up with. And the answer was most of them said they would live in West Maui if they had the opportunity. I hope that answers your question.

Ms. La Costa: It does. Thank you.

Mr. Carnicelli: Thank you Mr. Pure.

Mr. Pure: You're very welcome.

Ms. McLean: The next testifier is Will Spence, and he'll be followed by Ravi Bugga. Will, if you want to unmute your audio and video.

Mr. Carnicelli: You're muted. It's going to be with your mic because you're unmuted in BlueJeans, so it's your mic. Hey, Will, why don't you try --. We're going to just go to the next person. Why don't you try calling in on your phone then if your computer doesn't work and you can use phone audio. So Director why don't we just -- we'll come back to Mr. Spence. We got a couple of other people.

Ms. McLean: Okay, Ravi, you're up next if you want to unmute your audio and video.

Mr. Ravi Bugga: Okay, great. Thanks, Michele. Can you hear me Chair?

Mr. Carnicelli: We can, but you're sideways. You're --. There you go.

Mr. Bugga: How's that?

Mr. Carnicelli: Better. Great.

Mr. Bugga: Okay, so thank you very much. Aloha Commission members. Ravi Bugga, CPAC member. So let's start with the facts as Lawrence wants us to do. The folks from Plantation Estates has spent two years, attended essentially every West Maui Community meeting, right, every single CPAC and Planning Commission meeting. They've hired a consultant, Mr. Spence, and lobbyists, a lobbyist. They've made 20 plus written and oral submissions, and it's to change a label. You know, we look like this, so call this, right. Nothing else. I have asked repeatedly and they've said that's our agenda. Oh, and there's also some neighbors fence that we don't like the design of. Okay. So that's, that's just facts. Two years, 20, 20 plus submissions, every single meeting, okay, just to change a label. We look like this, so call us this. In my view, this is not just changing a label. This is not my opinion. This is to change the Ag classification to residential, to hand potential profits as I said last time, of half a million to a million plus depending on land prices, to small special interest group. Okay. My question is, how does this benefit the broader population of Maui? Thank you very much.

Mr. Carnicelli: Thank you. Any need to clarify? Commissioner Pali.

Ms. Pali: I just have a quick clarifying question. Changing the label -- can you hear me okay? -- changing the label of, or changing the label of zoning or zoning codes that would change also the tax rate. So based on your testimony, do I suspect that the change would reduce their tax rate? Is, is that your testimony?

Mr. Bugga: No. In fact, in fact --. Thank you for your question. As I understand it, the tax rate on rural is actually --. Oh, I'm sorry. The tax rate on ag lower than that on residential or commercial, you know, et cetera, et cetera, right. So ag is essentially the lowest tax rate. So what these folks are actually signing up for is in fact a higher tax rate by changing out of ag, right. So, again, that was a question in my mind, and in my view, the only reason they'd be willing to pay more on the one hand is if you're able to gain on the other side, right, through appreciation of property prices. Okay. So, no, they would increase their taxes as the best of my knowledge. I'm not an expert on zoning here in Maui. Taxes would go up, but if you look and talk to realtors -- many of you are in the real estate business -- if you look, there's hundreds of hits on Google's on the profits we made from changing out of ag to residential, commercial, et cetera, et cetera. So it's to make money on the other side. Thank you.

Mr. Carnicelli: Thank you, Mr. Bugga.

Mr. Bugga: Thank you.

Mr. Carnicelli: Director.

Ms. McLean: Chair, we'll try Will Spence, again. I believe he's calling in so he can provide audio and perhaps video as well.

Mr. Carnicelli: Okay.

Mr. Will Spence: Okay, Commissioners -- Commissioners, can you hear me now?

Mr. Carnicelli: We can.

Mr. Spence: Oh, good. Okay. Thank you so much. I'm sorry, my, my audio worked fine just yesterday, So anyway, thank you for letting me testify. And it's nice to see Jerry Edlao back. The last time I testified it was about Plantation Estates as designated, being designated rural. But today I'd like to testify about all the luxury estates subdivisions in West Maui, and designating them rural. I think all of them, the existing subdivisions not proposed, but the existing ones could be reflected consistent with the Maui Island Plan, and this is why.

First off, our community plan maps largely reflect what is already there. Single family homes in Lahaina as residential. Hotels in Kaanapali are shown as hotel. We don't call them mismatch things. We don't call residential as open space or hotels as industrial because that just wouldn't make any sense. I think the same thing is true with the luxury housing projects, but for some

reason we continue to pretend that these are farms in our planning documents. All the while we complain about mansions and speculation sprawl, and I agree I think these are really the worst kinds of sprawl. So similarly, we shouldn't keep calling these kinds of estate housing projects as agriculture. Let's call them what they really are. They are low, low density residential, and that is to be reflected as rural.

The second thing is, I think, calling these projects as agriculture hurts our planning efforts. It means that because the community plan shows these things as agriculture, the next developer that comes in with a big luxury project claiming it's ag, even if we don't know it's not, the County will go ahead and pass it as the community plan says this kind of luxury redevelopment is agriculture. Personally, I'd rather see the Planning Department be able to tell a developer this kind of development is rural and you've got to go get a change in zoning. And it's because our community plan says so.

Last thing in designating these projects in rural, I know there is some concern about additional development or subdivision. I think is just a one liner, perhaps on page 98 of the plan, and say when zoning estate lots zoned to an appropriate district to ensure no further subdivision is allowed, and only one accessory dwelling on the lot is permitted. And that way you're assuring that these things aren't just going to take off into something that they, you know, into something different than what they already are. So, Commissioners, thank you. I appreciate your time.

Mr. Carnicelli: Thank you Mr. Spence. Commissioner Pali has a question for you.

Ms. Pali: Hi, Mr. Spence. Can you just repeat that recommendation for page 98 just one more time?

Mr. Spence: When zoning estate lots, zone to an appropriate district to ensure no further subdivision is allowed and only one accessory dwelling per lot is permitted. And I'm sure the wordsmiths and the Planning Department can come up with something pretty similar, maybe more clear.

Mr. Carnicelli: Commissioner Freitas.

Mr. Freitas: Thank you, Chair. Mr. Spence, or is it Mr. Spencer?

Mr. Spence: Spence, no R.

Mr. Freitas: Mr. Spence, in the earlier part of this West Maui plan one of the things that was mentioned was the desire of the community to keep as much of the land as agriculture. So what you're saying is going against what the community plan committee has put together. However, by leaving an agriculture, and then the need to do a some kind of a development that would have to go through a lot of process for people to determine if, if that kind of development that you're talking about will be more scrutinized, more look for the details, make sure that it fits versus changing those zoning and then it makes it easier, and it bypasses things like Maui Planning Commission to take a look at it. I would have to disagree with what you're saying. But my question to you is

what is your comment because the Maui Planning Committee had said that they wanted as much as possible things to stay agriculture in the upper open space areas?

Mr. Spence: Yes. I thank you for that question. I think -- well, what I'm saying is these already aren't really agriculture the way we think of it. There is not rows of onions or cabbages. There's not coffee being grown. It's, it's, it's really not. But the second thing is, is if you tell somebody you have to go through the change in zoning process, you're talking about years of process. You're talking about coming to, going to the Land Use Commission, doing it EA or an EIS, which the, the, the public is definitely involved with. The going to the Planning Commission. Going to the West Maui community and discussing this in open meetings. So there's a lot of scrutiny there and it takes typically five to seven years to go through this many layered process that we have here in Hawaii. It, it involves -- they would have to involve the community as it is doesn't make anything easier.

Mr. Freitas: Thank you. And that's what I would prefer.

Mr. Spence: Okay. And that's what I'm saying too.

Mr. Carnicelli: Mr. Spence, I just have a clarifying question. Is can you parse out how you separate -- and as you're talking about this -- how do you separate the difference between what's existing and then what's not existing, right, because I think there's two different things, right? Because everything in the growth boundaries that's not developed is ag. I mean, we've talked about DHHL, HHFDC, . . . (inaudible) . . . , Kaanapali 2020, Pulelehua, it's all ag, right. So no matter what we do, we're saying we're -- so how do you parse out the difference between what's existing ag, which I think is what your testimony was, to then --

Mr. Spence: Right.

Mr. Carnicelli: -- to what we're designating out of ag into something else?

Mr. Spence: Okay. The -- when I looked at the Maui Island plan, there are some rural boundaries at Oluwalu. That's not an existing subdivision. When I look at Launiupoko, the Maui Island Plan designates that existing subdivision with all those multi-million dollar homes as agriculture. That's existing. Those homes are there, and actually, the, the, they can't be subdivided anymore anyway. Plantation Estates is the same thing. Those, those lots exist. They're not pretend. They're not some future development. Those things exist on the ground as they are now. And I -- that's --

Mr. Carnicelli: Okay. I get it. Okay Thank you. I appreciate that. Any other need for clarification from the testifier? Commissioner La Costa has a question for you.

Ms. La Costa: Thank you, Mr. Spence. In the verbiage that you use on page 98, you talked about having an accessory dwelling. Was that -- that's already in ag -- so would that be your proposal for rural residential as well, which would increase the density which is not, what I understood that was not the goal to change it to rural residential? Thank you for clarification.

Mr. Spence: And I hope I have your -- thank you -- and I hope I have your question right. Right now on ag land you can have two farm dwellings. You can have the main house and you can have the dwelling up to a 1,000 square feet. In rural, you can have two accessory dwellings; the main house and two accessory dwellings. I'm saying to eliminate that, to not allow increase in density. So only allow, just like you have now in agriculture, one main house and one accessory dwelling.

Mr. Carnicelli: Okay, any other need for clarifying? Commissioner Pali. Let's, let's -- yeah, okay. Commissioner Pali.

Ms. Pali: Real quick. Since you're here, Mr. Spence, I remember us going over some of these type of comments a year and a half ago when I first got on commission. And if I remember correctly, Director McLean kind of confirmed that when we were looking at all these areas and didn't have a category, then it was kind of defaulted to ag. Can you confirm if that's what you remember as well? And then also just your testimony was that based on the land that's currently undeveloped, that was defaulted to ag? Or was your testimony based on existing? Can you clarify that just one more time? Thanks.

Mr. Spence: Okay. My testimony reflects the existing subdivisions, mostly Launiupoko, Plantation Estates, as well -- and there's a little tiny existing subdivision at Ukumehamehe that is also designated on the Maui Island Plan. I don't think you should designate any new land for development. I'm not suggesting that at all, just what is existing on the ground today.

Mr. Carnicelli: Thank you for that clarification. Okay. Director? Thank you, Mr. Spence.

Mr. Spence: Thank you, Commissioners.

Ms. McLean: Chair, the last person signed up to testify would be Michael Gronemeyer. Michael, if you're still on the call, can you unmute your audio and also your video if you wish.

Mr. Michael Gronemeyer: Here I am.

Mr. Carnicelli: Aloha.

Mr. Gronemeyer: Aloha. Good afternoon and mahalo for allowing me to testify. My name is Michael Gronemeyer and I've been a full-time resident for 16 years of West Maui since 2004. I'm currently 71 years old. I previously actively farmed in the Launiupoko area from 2004 to 2013, when I sold my 15 acre farm, and all of my farm equipment. By the way, my Makila Farm was not in the rural growth boundary of the Maui Island Plan. So that was one of the factors I had to consider.

My wife and I are too old to manage a large active farm, but we love rural lifestyle. In 2013, my wife and I decided to move to Plantation Estates for several reasons. Plantation Estates was clearly a rural community by any definition. Plantation Estates was a completed development with no more expansion, no new annexation, no new lots, no CPR, et cetera, et cetera. Even though

it was Ag, the Plantation Estates was in the rural growth boundary in the Maui Island Plan, which had just been approved by the County Council in 2012.

Plantation Estates community overwhelmingly approved this rural designation, but they also wanted no increase in density. The State Land Use laws and Maui County Code currently prohibit golf courses in the agricultural district, but they're permitted in the rural district, and we thought this would be a factor to consider. Plantation Estates is also part of the Kapalua Resort, and resorts are not a typical Ag use.

And finally, a large section of many of the lots are steep gulches unsuitable for farming and unsuitable for development. For example, on the property that I purchased, at least 40 percent of my lot is a very steep, unusable gulch. So we ended up buying there, and considering all of these factors, I support the recommendations that Will Spence had made in his August 24th testimony to designate Plantation Estates as rural residential. Also, I observed during the CPAC process that there were some misstatements made during the meetings and they appeared biased or not consistent with the law or the facts. Even today that happened. The Planning Department often stated that a rural designation for VE would mean increased density, which we do not want, and we think that intelligent zoning would make sure that didn't happen.

There are other erroneous statements made concerning our CCR's and taxes, and I'd be happy to explain them further if you want me to. Unfortunately, this misinformation appeared to sway the CPAC decision making. We think that the Planning Commission can correct this with their due diligence. Thank you.

Mr. Carnicelli: Thank you, Mr. Gronemeyer. Is there any need for clarification from the testifier? Seeing none, thank you very much for your testimony. Appreciate it. Director?

Ms. McLean: Chair, the next person to testify is Peter Martin. And so far, he would be the last to testify unless anyone else steps in.

Mr. Carnicelli: Okay everyone. Since Christian is not here. I just -- as I've said before, Mr. Martin is one of the partners in the company that I work for. And so I, I just don't want to proceed over the meeting during his testimony. Christian is not here to take over as --. Oh, by the way, I don't think I put it on the record that he's excused. He had family matter to do so. Carolyn, somewhere two hours in you're going up to find out that Christian was excused. But is if, if we could just have somebody step up and be chair pro tem during Mr. Martin's testimony that would be outstanding. Does anybody like to raise your hand and proceed? Okay, Commissioner Pali. Okay -- I saw your hand come up, so you're self --

Ms. Pali: I was thinking our mature, our longer term ones, either Denise or Stephen were our longer term commissioners.

Mr. Carnicelli: Okay, Stephen, you're, you're as old as I am in the Commission. Do you want to proceed over the hearing while Mr. Martin testifies? Are you willing to do that, Stephen?

Mr. Castro: Yeah. Okay, just go ahead.

Mr. Carnicelli: Okay, so let the record show that I am now stepping down as Chair; handing over the Chairmanship to Commissioner Castro. Thank you. Thank you Commissioner Castro.

Mr. Castro: Okay Mr. Martin, go ahead.

Mr. Peter Martin: Okay. Good afternoon, Commissioners. My name is Peter Martin and I wanted to limit my testimony to 3.7.2. I am fortunate to be a landowner in West Maui. Not quite positive how I got there, but anyway, the 3.7.2 is about gentlemen estate projects. This is on page 116. My, my property is in -- or mines and some of my partners, and my wife who's sitting next to me here -- is mostly in Makila and Olowalu area in Lahaina.

Ms. La Costa: I'm sorry. I'm sorry. I'm sorry to interrupt but Chair, are we discussing that area today? I thought it was just a Kapalua and Kaanapali.

Mr. Martin: It's 3.7.2 is what I'm speaking about. And I'm trying to give the background. 3.7.2

Ms. Pali: It's on the agenda.

Mr. Martin: Yeah, it is.

Ms. La Costa: I beg your pardon.

Mr. Castro: Go ahead Mr. Martin.

Mr. Martin: So in 3.7.2 it says, gentlemen estate projects and 201H and 2.97 shall not be approved because they're -- and I don't have all the wording in front of me because I'm -- I don't have that. But if I hope you can find it. And my point on this is there -- 3.7.2 it's called the, I think, they used the word area of stability or, or something, and they're saying that the areas of Launiupoko and Olowalu shall not any gentleman estates. And on top of that, no 201H and 2.97. And that is the process I used because I'm a homebuilder you know. And I want to build homes for local people in Olowalu and in Makila and they're on the Island Plan, which took I don't know how many years -- I think about six or seven years -- and approved by the community. So this, this statement in here, this 3.7.2, I believe, if you ask and I think we need to ask how it got on the CPAC's recommendation. I think they would say the community spoke to this issue. And I was there and monitored most of the meetings. I don't think it's a true statement. Let me say this again. The statement that the community does not want to see are housing for local people in Olowalu or in Makila, I don't think that's been vetted. It wasn't, it wasn't clearly stated. And I've asked them to reconsider. I, Maggie and I, my wife and I live in Olowalu part-time. I've lived in Maui for 49 years.

Ms. Takayama-Corden: Three minutes.

Mr. Martin: I don't know if Ms. Pali is, Mrs. Pali, her dad, might have been her grandfather, Harry Pali, he taught me how to drive pineapple truck 50 years ago. And I lived in Kapalua, lived in

Honokowai, lived Lahaina, lived in Kaanapali. I live in Olowalu. My children live Olowalu. My grandchildren do.

Mr. Castro: Mr. Martin, your, your three minutes are, are up.

Mr. Martin: Well, I just want to say it's a wonderful place for people to live.

Mr. Castro: I agree. Thank you so much. Okay, are there any --? Dale, did you have a question?

Mr. Thompson: Sure. Yeah, I did. Mr. Martin, did you testify in front of the CPAC?

Mr. Martin: Many times. I sent a letter that's a 160 people wrote in saying that Olowalu is a great place for people to live for owner occupied homes. So I, I just -- it's just not true that people -- West Maui community did not say that they did not want to see homes in Olowalu. I'd like to -- I'm willing to pay for a, a survey to find out if that's a true statement. Because I absolutely disagree was and I think, I think, nobody in all honesty could say that. The house prices are crazy there and it's, it's everybody --. I mean, it's a very popular place. It's just we don't allow our . . . (inaudible) . . . folks live there.

Mr. Thompson: Thank you.

Mr. Castro: Kawika, Kawika, questions for Mr. Martin?

Mr. Freitas: Thank you Chair. For Mr. Martin, 3.7.2 says gentlemen estate projects. This is different from what you are planning to -- wanting to develop in that area? What would yours be like?

Mr. Martin: 100 percent, absolutely. I do not want to build the gentlemen estates. That's what exists there now. That's the zone today. There are -- we have in Launiupoko -- I think I'm the owner of maybe what, 20 something lots that are 15 acres each. I could sell them now. I don't want to. In, in Olowalu, we have 19, our partners do, and we could sell them and have gentlemen estates there right now. We want to build owner occupant homes for local people.

Mr. Freitas: Mr. Martin, then that doesn't really apply there because this just gentlemen estate projects. So it wouldn't apply. This wouldn't stay in.

Mr. Martin: Please read the rest. It says 201H projects and 2.97. That's what limits the ability to build houses for local people.

Mr. Freitas: Okay, I see. Thank you.

Mr. Martin: Thank you. You got it. Thanks.

Mr. Castro: Anyone else? Any questions for Mr. Martin?

Ms. McLean: Chair Pro Tem there is, there are no others who have indicated that they wish to testify using the chat function.

Mr. Castro: Okay, seeing none. Mr. Martin, thank you for your time.

Mr. Martin: You're welcome. Thank you.

Mr. Castro: And does Mr. Carnicelli want to go back on the record?

Mr. Carnicelli: Sure. Thank you, thank you very much, Commissioner Castro. I appreciate that. Thank you for doing that. If there is anybody else that would like to testify, please unmute yourself, and if you also desire, unmute your video. Anyone else left on the call that would like to testify, please unmute --

Ms. Kai Nishiki: I'd like to testify.

Mr. Carnicelli: Okay. Please identify yourself for the record.

Ms. Nishiki: Aloha Commission members. My name is Kai Nishiki.

Mr. Carnicelli: Good evening, Ms. Nishiki. You have up to three minutes.

Ms. Nishiki: Thank you. The CPAC focused on the quality of life for residents and the needs of our community and let that guide our actions. With the new CPAC or community plan designations which placed a greater emphasis on interconnectedness, we use the urban growth boundaries to include all aspects of a functioning community like parks, open space, housing, business, infrastructure, and cultural resources, not just for development and sprawl. We provided growth in areas close to jobs and services such as Wahee and around Kapalua Airport. With research compiled by County of Maui Department of Parks and Recreation and validated by community voices, we designated a significant amount of additional land as park and open space, and stated that parks are to be considered a vital part of county's infrastructure similarly to roadways, and shall be funded accordingly. The top places for recreation for residents and tourists alike is the beach. In total, almost 800 acres are dispersed throughout West Maui, with some of the most notable being 97 acres to expand Hanako'o Beach Park mauka of Honoapiilani Highway, 50 acres in the Kahana area, 200 acres for a Central Park along line Lahainaluna Road, and approximately 300 acres from Puamana Park to Papalua Park. In Olowalu area where many go to surf, fish, and enjoy the shoreline, there will now be the option to develop a beach support park and cultural reserve with parking, restrooms, and walking trails instead of the current dangerous road side pull off area. With the impacts of sea level rise and climate change, it just makes sense to expand parks and open space in the shoreline area while supporting the health and well-being of our residents. To protect this goal, we also specified that golf courses shall not be allowed in areas designated by the West Maui CPAC as park and open space to prevent developers from using a loophole that allows golf courses within this designation.

And in addressing the areas of change in areas of stability, those sections really embody what CPAC and our community envisioned for the area, and we would like those two areas to remain untouched except for form and function. Thank you very much.

Mr. Carnicelli: Thank you Ms. Nishiki. Any need to clarify? Commissioner Freitas.

Mr. Freitas: Thank you Chair. Aloha Ms. Nishiki. You said it and I have heard another testifier said earlier today about golf courses that are on agricultural land. Are you saying to change the existing zoning under golf course for saying in the future no golf course should be built on these ag lands?

Ms. Nishiki: I was stating that under the designation park and open space that golf courses are unallowable use under that designation, that community plan designation. And we had wanted to specify that if we designate an area as park or open space, our community actually wants most likely they want to park or open space, but they don't want a golf course. So we just were very specific in saying if we say something is park an open space designation, we are disallowing golf course as a use.

Mr. Freitas: Sorry, I misunderstood. Thank you Ms. Nishiki.

Ms. Nishiki: Thank you.

Mr. Carnicelli: Great. Any other need to clarify? Thank you, Ms. Nishiki. Oh, wait, wait, wait, wait. Commissioner Pali has a question for you. Oh, wait. Okay, then, then Kellie, then Dale.

Ms. Pali: Okay. Sorry Dale. Ladies first. Hi. Thank you for your testimony. You ran off some numbers on your testimony and I don't know if you had them in the CPAC, you know, the community plan draft you gave us or if you were pulling from a source and I'd like to write them down. You kind of rambled off numbers of the acres on the different parks. The only one that stuck to me was obviously the last one that I heard, 400 acres, and I think you said that encompassed what was the last section. Is it Olowalu, Launuiopoko? Where could I get the other numbers you gave or do you have that listed again?

Ms. Nishiki: Let me see. I believe that most of them are listed in 3.6, areas of change, Planning Department staff, and the, the gentleman who worked in the mapping section of Planning Department can provide almost all of that information for you.

Ms. Pali: Okay, good. Thank you. I see here, I actually had highlighted it. Okay. Thank you.

Ms. Nishiki: Perfect. Okay. You're welcome.

Mr. Carnicelli: Commissioner Thompson.

Mr. Thompson: Sure. My question is about the 3.7.2, and Mr. Martin came on and said that they can't develop there because the 201H and the 2.97. Do you have input that can help me with that?

Mr. Carnicelli: Dale, this is the time --. Wait hang on. Hang on. Hang on, hang on. Hang on, hang on. Questions right now for clarifying her testimony not somebody else's.

Mr. Thompson: Okay.

Mr. Carnicelli: So if you have a question, if you have a question for Ms. Nishiki about her testimony, you can ask her testimony. If you had a question about somebody else's testimony, you need to ask them about their testimony. So if you need to clarify her testimony, go ahead and ask about her testimony.

Mr. Thompson: Fair enough . . . (inaudible) . . .

Mr. Carnicelli: If there's something . . . (inaudible) . . . Okay, thank you.

Mr. Thompson: Yeah, thanks.

Mr. Carnicelli: Anybody else have any questions for Ms. Nishiki? Okay, thank you Kai. Appreciate it.

Ms. Nishiki: Thank you.

Mr. Carnicelli: Is there anybody else who would like to testify that is on the call please unmute yourself, and if so, if you so wish, also unmute your video.

Mr. Mark Deakos: This is Mark Deakos.

Mr. Carnicelli: Mr. Deakos. Did you want to unmute your video or just you're going to be on audio only?

Mr. Deakos: I'll put video.

Mr. Carnicelli: Okay, there you are now. I can see you now. Okay. There you go.

Mr. Deakos: Thank you. Thank you, Commissioners. Mark Deakos. I'm a 24 year resident of West Maui, and I appreciate you allow me to testify today. I just wanted to address a couple of things. One, there was some talk about changing ag to rural to deal with the gentleman estates issue. It seems like we should just protect ag and deal with gentlemen estates on its own so that we prevent that.

With regards to 201H, I really think, you know, I managed to watch some of the presentations at the beginning and then I jumped off. I know Pulelehua is sort of the gold standard right now, and

they do address issues like walkability and mixed-use. And I heard a lot of terms of smart growth. There is a lot missing. So even our gold standard is pretty a low bar, right. All these projects, at least the most are putting straws into the aquifer, draining the existing aquifer. I didn't hear a lot about net positive energy. There are plenty of projects that could do net positive water. How do you do that? You go with grey water systems, you go with dry toilets. You get away from the whole water issue. You actually put water back. You capture water, put it back in the ground, and recharge the streams aquifers. So all of these projects really should be looked at from a much higher bar, and they're doing this all across the country. Mr. Martin says he has full community support for his projects. If he did, he wouldn't have to do 201H. 201H is basically a way to bypass the system. Sorry, I hope you're not hearing that. So, yes, it's a way to get your gentlemen estates next to some affordable housing. We talk about affordable housing, you have to look at the affordable living part. That's why if you get net positive energy, you're producing your energy, you're lowering your bill, you're capturing your water, you're lowering that bill. You introduce urban ag into the area, so you have access to clean, to the healthy, cheap produce. You know, all of those makes it more affordable living. And of course, you have to be close to infrastructure, close to schools, work and all that. So all of these factors should be looked at when you're dealing with any of these projects. So I do applaud Pulelehua for at least getting partway there. But we really should be looking at all these projects and asking, why aren't you addressing the water, energy, ag, materials, all of those things as well?

So, anyway, good, good job everyone. I appreciate all your guy's effort and time in here. And I just wanted to introduce you to another way of building that's more regenerative rather than what we call low impact or even smart growth, which is kind 10 years behind. So thank you.

Mr. Carnicelli: Thank you, Mr. Deakos. Any need to clarify the testimony? We'll go to Commissioner La Costa, and then Commissioner Pali.

Ms. La Costa: Thank you Chair. Mr. Deakos, I was intrigued by your comments because I think along the same lines. Can I ask what your background is so that, you know, what you, what you are saying is in line with your education? Thank you. Maybe I didn't say that right.

Mr. Deakos: Yeah, I --. My background is mostly marine biology. I am an ambassador for the International Living Future Institute so they are sort of the poster child for regenerative growth. They're a nonprofit in Seattle, so I do share information on the 20 point systems of meeting a living, building challenge. So I spend a lot of my time in the water doing marine research. But the last few years I've gotten a sustainability education in sustainability so we're doing consulting now. And a lot of that has to do with forms of regenerative growth and regenerative products.

Ms. La Costa: What is the name of the organization with which you're working in Seattle please?

Mr. Deakos: It's the ILFI, International Living Future Institute.

Ms. La Costa: Thank you so much. I appreciate your input.

Mr. Carnicelli: P. D. -- oh, thank you for muting yourself. Commissioner Pali.

Ms. Pali: Kind of the same question. I withdraw my, my time.

Mr. Carnicelli: Anybody else have any questions for Mr. Deakos? Well, it was good to see you Mr. Deakos. I always -- we'll have to have coffee again and talk about this further. Very interesting, very interesting stuff indeed. So is there anybody else that would like to step forward and provide testimony? Please unmute yourself and if you so wish, unmute your video as well. Is Albert on the call? Going once --

Okay, so there are no objections we're going to go ahead and close public testimony. Public testimony is now close, seeing no objections. So guys, we've been at this for two hours now so let's go ahead and take a break. And then after the break, I think what we'll do is we'll at the very minimum, have questions for the presenters and, or staff. And I just don't see us having enough time to actually finish both subsections of the maps. If we do get into the maps, that would be fine. And then if we have to recess, we'll do that. And then all chat with the director and or Pam and Jen about if we do have to recess this, does it go to two weeks from now or if that's already agendized, and this one skip and go, you know, to the one after that. So anyways, this meeting is now in recess until 3:35 p.m.

(The Maui Planning Commission recessed from 3:20 p.m. to 3:36 p.m.)

Mr. Carnicelli: Thank you. Maui Planning Commission special meeting of September 8th, 2020 is now back in session. Commissioners, I'm going to ask you, so I think what we should do is maybe just start north work our way south is kind of how the subareas are broken out. But I guess the question while we have the resource people here, do you want to do some Q and A with the resource people, do you have questions for them, do you want to do that now, or do you want until we get to that subarea so we're not jumping around? I'm okay with either way. You know bang out some questions now or work our way and then just focus and just be done as we go. Commissioner La Costa? And I see Commissioner Pali shaking her head, yes, but I didn't know for which one.

Ms. La Costa: I would -- for someone supporter in my brain, going from Kapalua down to Olowalu, I think makes sense because our speakers today have been from subareas one and two. So for me it would be more betta if we did one and two, and then three and four, and then five and six. Thank you.

Mr. Carnicelli: No, no, we're going to do that. That's what I'm saying is. But I'm just saying is as we go because we're going to up in Honokohau right? But -- and then we're going to go to Kapalua, and then we'll go to Honokawai, then, you know, like that. We are going to do that. But the question is we've got, you know, Paul Cheng with us today and it's, I don't know, ten o'clock at night or something like that in Texas. Do we want to ask Paul questions now or do you want to wait till we get to Pulelehua and then we'll ask questions of Paul? Okay, I think it's the latter, right? That's what you guys want to do, is we'll just move and then ask questions when we get there?

Ms. Pali: I think it's respectful to take Paul first if he's got a weird time zone.

Mr. Carnicelli: Okay. Okay, sounds good. So, okay, let's do that then. So Mr. Cheng, are you still with us?

Mr. Cheng: Yes, I am.

Mr. Carnicelli: You missed happy hour. You're still with us.

Mr. Cheng: I just had dinner when you had dinner, on a dinner break. I bought some take out and I'm good.

Mr. Carnicelli: Perfect. Perfect. Okay, so thank you very much for your presentation earlier. We greatly appreciate it. I'm going to go ahead and open up the floor to any questions that the Commission may have for you about Pulelehua. Commissioners, we'll start with you, Commissioner La Costa.

Ms. La Costa: Thank you Chair. Thank you Mr. Cheng, and how's it y'all in Texas?

Mr. Cheng: Yeah, so we're still alive. That's all I can say.

Ms. La Costa: That's a good thing. Being on this side of the grass is a good thing. So question for you...with the build out of Pulelehua and I love the concept of live-work, senior housing, the hospital -- well I'm sorry, that's 2020 but all of that corridor to be inclusive of everyone. What do you see about the issues with the airports? I've lived in places in Washington State and the airport was closed when houses were built around it for safety reasons. So what impact is Pulelehua is going to have on the West Maui Airport?

Mr. Cheng: Okay, so very early on in the planning process the Airport, the DOT had suggested that -- even in MLP time of ownership -- they had done a very careful study and delineated a certain zone that we cannot build inside even though it's our property. And that has been observed throughout. So I've also consulted with various members of the DOT team, Mr. Moniz who runs the airport there, he doesn't have any problem with it. In fact, we're collaborative with them. They wanted to update their utility system using our new stuff that we will build so we've offered to work with them so that --. Their system apparently is not very satisfactory, you know, so we agreed to work with them on that.

And then when we do alternative energy, which we hope that we will, some, some amount of it, they've assured us that they will give us technological advice to not have glares, you know, for the airplanes coming in. Not so much leaving, but coming in. So we've pretty much have been in communication with them for several years now working on that.

Ms. La Costa: I appreciate that. And the reason I asked the question is because, like you said, I lived in Washington State and housing development is all fine and good. Everybody's and then the more dense it becomes, the more people want to get rid of the airplanes, the noise, etcetera

even though it's limited there in West Maui. So I just want to be sure that that is going to be preserved for the community. Thank you.

Mr. Cheng: Yeah. Absolutely. In fact, we've also set up the zone of no build as you land and also as you take off so both in the front and the back there are no houses. Particularly in the takeoff zone, there's really only one big estate lot there for most of it and it's not really for sale. It's probably very likely going to be my own retirement home there. So, so we're okay on that. We're, we're, we're totally okay with that.

Mr. Carnicelli: Commissioner Pali.

Ms. Pali: Hi. Thank you. I have two questions and this is just shorter answer clarifying. Does this draft of the West Maui Plan, is that something that you guys can work with and you approve overall? And second question, under policy 3.6.3, I did notice a strip malls and big box stores are not allowed on. Please confirm that you guys are you feel comfortable with that as well.

Mr. Cheng: Thank you, Commissioner. Yes, we are. We -- our plan is not loosely done. It's very tightly planned already. And it is what it is. What I showed you is what I showed the Land Use Commission, what I will be showing you guys whenever a Phase Two District Approval comes along. Planning has been very, very good to work with and they're very precise, literally down to where the alley is and so on, so forth. So we, we've been working very closely with them and we feel comfortable. See, we did not really do a so-called full blown project district, right, because I heard some earlier testimony about how you can shuffle categories around. We kind of just said it exactly like it is, and as it was approved by ordinance and Project District Five, I think is what we call. And so we followed it to the T. We really didn't deviate out of it and don't have any plans to. We promised the community the housing, the affordable housing. And because we're doing one-story, we used a lot of land up. And the rest is gulches which we don't plan to touch, and open space, and pocket parks, and community parks, and hike and bike trails. There's just, frankly, there's no more room to even do anything other than exactly what was planned. So what is planned? So the answer is we're comfortable. And early on in our discussions with Planning there was a no strip mall or big box allowed. And if you notice those little grey squares on my plan, which you won't see on your draft plan, but in a zoomed in a little, you will see that they're not big boxes. They're the closest I can describe to us is just like Kapalua, as you go down that Office Drive, you know, on the right hand side where those restaurants are, those, it'll be that kind of a setup.

Mr. Carnicelli: Great. Thank you, Commissioner Freitas.

Mr. Freitas: Thank you, Chair. Two questions, Mr. Cheng. Number one, your volume was kind of soft and you may have answered this, but isn't Kapalua Airport already have a curfew on flight times, meaning no night flights?

Mr. Cheng: Yes. Yes, they do.

Mr. Freitas: And that will remain.

Mr. Cheng: Yes, they, they don't have the communication setup, FAA compliance to do big time night. You know, it's a whole different thing, you know, with a lot of radars and this and that when you fly. Because really the, the risk is many ways. It's the pilot, too. He can't see you know. It's not just lighting up a runway. He has to be guided whether there's fog, or rain, or storm and he has to come in. So they are not -- they have no way of doing night time flying.

Mr. Freitas: Okay. Thank you. Second question, I'm not sure if that was your development. There was a, there was like a gulch right down the middle with development on both sides. Is that correct? More to the right, there's a strip?

Mr. Cheng: Yeah. Yeah.

Mr. Freitas: Okay, is there going to be a bridge or something over the gulch or is there another road to go to that other strip part?

Mr. Cheng: Very good point. There is connectivity. Down at the very bottom there's already an access road where the utility trucks and the people that live mauka from the property way up the mountain, they use that to crossover right at what they kind of call the head works is where all the water gathers and then crosses under the highway, goes to the ocean. And yes, there is a road there. And we also plan to have some hike and bike trails for the kids to go running around down there and down that as the phases come together. Thank you. Yes.

Mr. Freitas: Thank you Mr. Cheng.

Mr. Cheng: And I usually talk too much but the, the, early on there was also a request by Parks to make sure that the whole community is connected by hike and bike trails, and we did that. There are miles of it.

Mr. Carnicelli: Commissioner Castro.

Mr. Castro: Mr. Cheng, about 20 years ago, Maui Land & Pine, that was supposedly their, their project, that Pulelehua, correct?

Mr. Cheng: Yes.

Mr. Castro: Okay. Has the plans, now that you folks are taking over it, has the plan changed in any way?

Mr. Cheng: Yes. They had more multi-story houses, kind of a dense urban kind of a look. We, they, they, we have more rental housing than they had way more. And we have quite a bit more affordable housing than they had. And in my personal opinion, only my personal opinion, the plan that was done before with those lots there were very difficult and expensive, and perhaps not practical because they made it coming straight down to hill. So, you know, it's like stair step, hill, stair step, wall, stair step, hill, you know, that kind of stuff. And it's not walkable. What we did was

we turned to plan sideways so all the roads all are within, I think my engineers tell me, two percent grade, which is very good. So in other words, we're not climbing a ten percent grade road every time, every road going through it, you know spinning up. We, we turned things sideways so that is only a minimum of road that go vertical and there's no houses there and it's just to access, and once you get into that property, it's sideways, you know, everything is sideways going across the mountain. So we kind of took a heavy, heavy surgical hand to it. And that's why it took so long. You know, I would have loved to have built it by now, the whole thing, if I could. But it took a while and we went through the proper process with the State, and the hearings, and, and also particularly working with the community. We have very extensive conversation with all kinds of groups, you know, Sierra, and Maui Tomorrow, and on and on and on. And we consulted with them every step of the way. And many people have vetted this plan from the community and we got their support. So I'm really happy about that because, you know, I think the success of a community is really the community has to like it, right, the success of the project. Sorry, the community don't like it, it doesn't matter what you do, it's not going to work. So I believe that they love it and I intend to build it as, as I drew it.

Mr. Castro: Thank you for the changes. One more question. The meeting I attended about 20 plus years ago, the question was affordable housing and what would the price affordable housing start at? And back then, I believe the, they said affordable housing was 325 to 350 starting. And those homes would intermingled with the market priced homes. So now what would the affordable market homes start at?

Mr. Cheng: Well, as I said earlier in my chart, there are some -- for sale ones, let's address those first because the rentals are rentals. There are some in the 60 percent income category. And HUD publishes a chart, you know, price chart for them. Believe it or not I think they're in the 300's still, below 400. Now they're smaller units, but as 60 percent. They, they don't make any money as we all know. They lose a lot of money. And but that's a community thing that we pledged to do. And, you know, it's only kind of because we have a long term interest in mind and we're not flippers, sort of to speak, you know, what you call build and turn, that kind of a situation. So my partner is an insurance company and they're very patient. They're not looking for, you know, New York money kind of like a quick return kind of a thing. So that's how we're able to make it work. And it's a big undertaking. And, but I'm going to do my very best.

Mr. Castro: Well, thank you for your efforts and I appreciate that. Thank you.

Mr. Thompson: I think we lost Lawrence.

Mr. Castro: Earth to Chair. Earth to chair.

Mr. Thompson: I just saw him flash off. He laughed, but I guess he's trying to get back on. There he goes.

Mr. Castro: There he is.

Mr. Thompson: He's back.

Mr. Carnicelli: Sorry. Commissioner Hipolito.

Mr. Hipolito, Jr.: Mr. Cheng, if I recall correctly, your layout shows three retention basins.

Mr. Cheng: Many. There are actually many.

Mr. Hipolito, Jr.: Yeah, but three larger ones to the, to the right towards the Kapalua side. So am I to assume that all of your drainage is going to be going into that retention basins?

Mr. Cheng: Are they actually by zone. The engineers --. See, we, we, we're very good at dealing with drainage because I come from Texas and believe it or not, it's counterintuitive. When the land is all flat, you really have to worry about drainage because it just floods all over if you don't manage it. So actually, it's worse than a hill. A hill you know what to do. Gravity will guide the water one way. And if you slightly tilt it, it will go exactly the way you want it. But if you have flat land and you don't deal with it, you're in big trouble. So our engineers have designated. They calculate very carefully hydrological zone drainage zones and then they, they grade the land, and we will grade the land and the roads accordingly so that it points to those drainage basins. And they act as filters, as you know, right, so that all the grease, and dirt, and all that is filtered from the sand and the soil. Ultimately they'll go back out to the storm sewers. But by the time they go, it's filtered by going through to the, the basins. That's what they are for. So two functions actually. One is filter and the other is holding the, the flood of water during a torrential rain so that it doesn't just overwhelm the system. So they kind of surface what they called detention. And, and, you know, I suppose the . . . (inaudible) . . . on which is a retention pond. So this is detention to help . . . (inaudible) . . . I'm sorry.

Mr. Carnicelli: P. D. you need to mute yourself. Go ahead Paul.

Mr. Cheng: Oh, no problem. Yeah, so and then the other purpose of it, which is really the most important is filter. You've got to run those water through those detention basins so that the water doesn't carry the pollutants into the storm system, which actually then turns out to pollute our water as you know, if we're not careful.

Mr. Hipolito, Jr: Thank you.

Mr. Carnicelli: Great. Commissioner Thompson.

Mr. Thompson: Mr. Chang. Hey, thank you. It's a great looking project. I have just one question. I live within one mile there. So like probably a lot of the neighbors were worried about mitigating our traffic. And by the time that we're total out here, you have almost a 1,000 units in there. Are you going to do anything to the highway?

Mr. Cheng: We have worked very extensively through the approval process, and we commissioned a number of traffic studies that using their consultants of choice, of course, and they have given us traffic mitigation requirements as the phases come on so that --. Like for

example, as I said earlier, ultimately we have to add a second road, you know, second lane to, to the Akahele. And I think we have to make traffic light improvements and turn improvements as well on the intersection with the highway. And then when the new -- on far right side of the other side of the gulch, that's a whole brand new intersection, and we'll have to mitigate that. You know, do it a certain way so that allows traffic. And then they made sure that there's crossover from, from the main part to the other side because they want to, in case, for some reason the road is blocked, right, so then they can, the resident can go sideways to the second exit. And then we added a third exit in the bottom there, just north of Akahele for a right turn, right out -- right, right turn in, right out, not crossing the highway. That is an emergency valve kind of a thing. Again, just in case Akahele is blocked. So that's the kind of traffic stuff we've gone through.

Mr. Carnicelli: Okay, any other questions? Paul, I got, I got a couple for you. One, I appreciate Mr. Thompson bringing up traffic. That's great. But how do you address, you know, West Maui's a cul de sac, right? It's a dead end.

Mr. Cheng: Yeah.

Mr. Carnicelli: How do you address the fact that you're at the dead end? You know, you're at the wrong end of the cul de sac.

Mr. Cheng: Wrong end of the cul de sac?

Mr. Carnicelli: Well, I mean, is you're at the back end of the cul de sac, right. Like the person, it's a long end of the cul de sac uses up more resources than the first person at the cul de sac, you know what I'm saying. So it's just like, how are we, this is in regard to the traffic?

Mr. Cheng: Okay. Well, you know, like, like, like the studies that were done before, we fully expect because of the large amount of affordable housing that a lot of folks that work on the west side, in cul de sac zone sort of speak, actually ended up being residents. And therefore we actually save a lot of trips around the pali. You know, if you've figured that at least 400 families, right, 40 percent is what people said. But probably all of them will be working in the west side. But let's say that there's 400 residents that didn't have to travel around the pali anymore, you saved at least two persons working 1,600 trips a day around pali. So that, that would be -- I, I --. Yeah, so that is hopefully where when you place home near where you work that's the benefit.

Mr. Carnicelli: I got it. The only -- I know Mr. Deakos has a whole other level of expectation as far as projects and everything like that. However, he still called you folks gold standard for Maui, which I appreciate. The one part as far as smart, smart growth on this and as far as infrastructure and things like that, I notice that you don't have a wastewater treatment plant. So I'm assuming that you have to tie in to the one that's in Kaanapali. Are you -- are we putting in -- how many -- are we put in a couple of miles of pipe to go to the current system?

Mr. Cheng: It's, yeah, it's --

Mr. Carnicelli: And you're building your own?

Mr. Cheng: It's about a mile. It's actually 5,000 feet. And we, we, we are in the process of finalizing our pipe easement agreement with the highway department to put it on the shoulder where they have the easements. They have an extra 100 foot or something. They have a lot of room. So they are working with us on that. Actually, it's a two-way pipe. We send a wastewater out, and we get the R-1 water back. So we are not adding to the burden. We actually pick up all our R-1 water for irrigation and fire flow. So we're not hurting the environment. We're actually helping by not polluting and adding to the pressure of the wells, and the injection wells and so forth. But we have no injection wells.

Mr. Carnicelli: Okay. Okay. My, my last question is I'm a little bit confused. When you did the math, I saw what was -- I mean, I think you just alluded to it earlier -- basically what's laid out there now overlays onto your project. But then there's this piece to the north, right behind Kahana Ridge that's rural residential. Is that part of your land?

Mr. Cheng: Let me, let me put on the screen and then we can talk about it.

Mr. Carnicelli: Okay.

Mr. Cheng: Okay. Are you talking about way down here at the far end of the screen?

Mr. Carnicelli: Yes. Shrink it a little bit so can see the whole.

Mr. Cheng: Yeah.

Mr. Carnicelli: Yeah, yeah. That one right there.

Mr. Cheng: Okay, that's the estate lot that I was talking about.

Mr. Carnicelli: Oh, okay.

Mr. Cheng: Yeah, that's the one lot. Yeah.

Mr. Carnicelli: That's yours?

Mr. Cheng: Yeah. That's, hopefully, hopefully, will be my retirement home.

Mr. Carnicelli: Okay, so just, just a quick question then -- I'm, I'm, I missed it because I think of the two meetings that I missed, I think that this was one of them, we've had several of the CPAC members say that they're against rural residential. Did you get a lot of pushback on that? Did, did -- is, is -- did they --

Mr. Cheng: I think this is --. Okay, within our project district zoning, there's a category called large estate lots. So we're just -- this is the one estate lot that we have designated within the project district subdistricts.

Mr. Carnicelli: Okay. Yeah, I mean, I get it. I get it. I just was just -- I guess it was more just curious since there were several CPAC members that were opposed to that. I just didn't know.

Mr. Cheng: Yeah, it's a, it's called an estate --. Yeah, it's called an estate lot so that's . . . (inaudible)
...

Mr. Carnicelli: Got it.

Mr. Cheng: Yeah, it's one lot.

Mr. Carnicelli: Go it. Okay. Okay, cool. And then stop the screen share for us again so we can see each other.

Mr. Cheng: Okay.

Mr. Carnicelli: Commissioner La Costa.

Ms. La Costa: Thank you Chair. Mr. Cheng, I was, I took a picture on my phone so I was trying to enlarge it. As you come up Akahahele, on the right hand side there are white -- I don't know if you can see it -- there are white little, kind of like right here? Are those going to be apartments? I couldn't discern exactly what those things were.

Mr. Cheng: This, that's an existing subdivision of large lots, five acre lot called Kahana Nui Hui. Yeah, that's already been there for a long, long time.

Ms. La Costa: I'm sorry, my, my phone isn't very good, but the white, the white ones right here?

Mr. Carnicelli: Hold on. Hang on, do a screen share. There we go.

Ms. La Costa: Yeah.

Mr. Cheng: Yeah. The white, the white ones here?

Ms. La Costa: Correct.

Mr. Cheng: Oh those are about 12-15 lots that is part of the 100 lots.

Ms. La Costa: Are those individual lots that can be farm built?

Mr. Cheng: Yes. Yes.

Ms. La Costa: Okay.

Mr. Cheng: Yes.

Ms. La Costa: Thanks very much.

Mr. Cheng: Okay. All right.

Mr. Carnicelli: Commissioner Pali.

Ms. Pali: So just one more thing of clarification, and thank you, Mr. Cheng, for your commitment and your just desire to hear the, when I say community, the community represented here. On page 103 of our packet, it says a figure 3.9, area of change, Pulelehua. There is a white box and I think you've mentioned your potential future retirement home, which I giggle about. I think on this map it's suggested rural residential. What is the current zoning? Is it rural residential now or is this the proposed change to, to be rural residential? And if it's we're proposing to change it, rural residential, what is its current zoning?

Mr. Cheng: I think because the project district was passed 15 years ago, in 2006, I think the whole area within Pulelehua is an urban now, if I'm not mistaken. So it is not in ag, and hasn't been in ag since the original project district was passed. Now, I'm not a full expert on, you know, all the legalities, and the proper title, and names of it. But as I said, within Pulelehua's original project district approval, they, they had done a very unusual thing. When MLP did it, they went -- and the Planning tells me that all the time -- they went to extreme detail, which is not typical with other project districts. And they created a number of subdistricts that are very well defined in terms of use allowed, size of lots, and da, da, da, da, da, you know, so setbacks and all that. So this is just what they called a large estate lots. That's all I know.

Ms. Pali: Sure. I think what I'm trying to discernment, discern is, are we just being consistent with current lots that are not developed? I think we had Will Spence or somebody mentioning just that, like undeveloped land and the desire to keep it ag and open space and open park. And so I'm just trying to figure out if there's consistency here. But anyway, you answered the best you can. Thank you so much.

Ms. McLean: Chair, if I could jump in to help answer that question.

Mr. Carnicelli: Fantastic.

Ms. McLean: Thanks. The property is currently a community plan project district and is zoned project district. And as Mr. Cheng described early on, we spent a lot of time with him making sure that his proposed plan fit with the existing project district zoning, which also is compatible with the existing project district community plan designation. And then Jen and Pam mapped the proposed community plan designation with the site plan that he has, which is also consistent with the zoning. So what's in front of you on a community plan map is consistent with his site plan and is consistent with his zoning.

Ms. Pali: So just for clarification, Chair, if I may. It's currently zoned project district and then this change is saying let's change it to rural residential?

Ms. McLean: In the entire project area there are a variety of community plan designations. And in that one area, yes, rural residential.

Ms. Pali: Because you can have multiple uses under the big umbrella of Project District is what you're saying.

Ms. McLean: Well, we're, we're hoping to eliminate project districts altogether. So that mixture of designations that you see will replace the project district.

Ms. Pali: More specific. Okay, got it.

Ms. McLean: Yeah, with, with more detail, exactly.

Ms. Pali: And would it -- I mean, we're going through this kind of section by section. Planning Director McLean, would you say that one parcel this large of a size would sort of be in line with the new identity for rural residential?

Ms. McLean: Well, again, the entire Pulelehua site has a combination of community plan designations, not just one . . . (inaudible) . . .

Ms. Pali: But I mean, moving forward, moving forward, we're making really specific characteristic detailed, you know detailing these ideas. And so I guess as we look at all of Lahaina and all of the different districts, are we going to be utilizing these categories sort of consistently, I guess, is my question?

Ms. McLean: Yes. We're -- and, and Jen or Pam can jump in as well -- what we're, we looked at existing development and wanted to make sure that that was properly, those were properly designated. And then existing entitled land, to make sure that was appropriately designated. And then you have vacant undeveloped land and choosing which designations you want to see that developed as. And the designations, in some cases, like in project districts, the community plan designations are more specific than what project district is because it defines what's going to happen in the different areas. But then in other cases, it's more broad, like we used to have a single family designation that was very specific. But now we have a few districts that allow single family as well as other uses. So in some cases it's more detailed, but in other cases it, it allows a mixture of uses.

Mr. Carnicelli: Director, while I have you here is, is, to what Commissioner Pali is talking about and we're talking consistency -- and maybe, you know, Jen and Pam can jump in as well -- but you know, Mr. Schnell brought up project district and I don't want to go too far away from Pulelehua and while we have Mr. Cheng with us, but it's for consistency. Because we're talking about Project District and then moving that to rural residential over here. And then, you know, Mr. Schell had talked about over here Project District One, Project District Two up in Kapalua, and trying to maybe redefine special, what is it, special purpose district. So I don't, I mean, I have no problem giving him his rural residential. I mean, that's not an issue to me. I just don't want to say,

like, okay, one project district is this, and another project district is that, and suddenly we end up with making things more confusing. So I don't know which one of the three you want to address that as we move forward.

Ms. McLean: With the Kapalua Project District that was pretty challenging to us because we reached out to the property owner many, many, many times. And hoped that they would do even a little bit of what Mr. Cheng has done which is to work with us to lay out what they have planned. And really, they don't have anything, any firm plans at all. And they just want to keep the big general project district and be allowed to pursue under their project district zoning, whatever and wherever. And that's not what we're looking at moving into the future with our community plans. There should be more definition.

With Kapalua in particular, because they have project district zoning, we wanted to honor that. And so we mapped out, and the detail is on page 101 of your of your plan, the map for that particular project district. And those uses as it's mapped there with a combination of community plan designations would allow what their project district zoning allows. Now, we're not certain that's where they want those uses but we mapped it in the way that we think is appropriate that has the right acreage and we presented that to them and asked them, you know, can you work with this, can you change it? And they just said, no, we want project district. So there was no back and forth at all. We would present ideas and ask for their input and they, they just want to keep project district and, and, we don't.

Mr. Carnicelli: Okay. Thank you. Is all -- I appreciate the clarity and the difference then between the two so thank you. And we'll pull it back and then go back to Mr. Cheng here. Do you guys have any other questions for Mr. Cheng on Pulelehua and what he's got going on there? Okay. So I know we said that we're going to do this in order, but since we have Mr. Cheng here and we've had the conversation that we have, is there anybody that would object to just go ahead and kind of trying to solidify and just do this now? I mean, and as we move north, from north to south we can just skip over it because we've already done it. Are you guys okay to vote on this now? Yeah. Okay, so here's, here's what I'm going to propose. Is there any objection to leaving the Pulelehua lands as proposed from CPAC? Is just leaving the CPAC, is there any objections to leaving CPAC's recommendation? Okay, seeing no objections, then we'll go ahead and adopt that as consensus. So you made it through another step Mr. Cheng. Congratulations. You've only got about 75 more steps to go.

Mr. Cheng: I knew that was coming. Thank you so much everyone, and stay healthy and I'll see y'all whenever the Governor lets me come and see you. Thank you. Appreciate it. Thank you Jen. Thank you Michele. Bye, bye.

Ms. Maydan: Chair, can I ask for clarification?

Mr. Carnicelli: Sure.

Ms. Maydan: This is Jen. I just want to clarify that your consensus is to leave the map as is for Pulelehua. Does your consensus also apply to the areas of change description on page 102 and 103?

Mr. Carnicelli: Oh, gosh.

Ms. Maydan: Which is basically just the verbal explanation of the map. And maybe that wasn't your intention right now, but I just want to make sure I understand.

Mr. Carnicelli: Well, no, but I think that that's appropriate because I think it's a good question to ask Jen and I, you know, without I didn't, I personally didn't drill down on --. But if we're not changing the map, I don't know if there's a need to change the verbiage. Mr. Cheng, are you okay with the, the verbiage that's in the, the areas of change? Is there any is there anything that you would like to see revised or changed or wordsmith?

Mr. Cheng: Can I, can I play a pretend lawyer for a second and say --

Mr. Carnicelli: You know it.

Mr. Cheng: I reserve my rights to, to whatever. If my lawyer finds that there were some accidental misstatement that was no one's intent. How about that? Otherwise, I'm happy with the description. That's the best I can do to pretend to be a lawyer.

Mr. Carnicelli: No wonder you're so rich and smart. Look at that, perfect answer. Okay. Awesome. That's fine. Is there any objection, for now leaving, just leaving the Pulelehua description on page 102 and 103 of areas of change? Any objections to that? Seeing none. Mr. Cheng is areas of change and area stability, I'm thinking will be on future agendas. So if your lawyer looks at this and want to wordsmith it in some way, shape or form, you can come back to us and, and do that. So you'll have the opportunity to do that.

Mr. Cheng: Thank you so much. And I'm sure this staff has done an excellent job. I have no reason to believe it's anything that's different, right, Jen? So, that is awesome.

Mr. Carnicelli: Yeah. Okay. Thank you. Good catch, Jen, thank you for that.

Mr. Cheng: Thank you. Thank you Pam and Michelle, and whoever staff that's on the call. Thank you. Thank you, Commissioners. Thank you, Chair. And I'll see you guys when I can.

There was no objections by the Commission on CPAC's recommendations regarding Pulelehua lands to leave the map as is and the areas of change on Page 102 and 103, the verbal explanation of the map, and was adopted by consensus.

Mr. Carnicelli: Thank you Mr. Cheng. Okay. All right, so if we go to subarea one map, we've got Honokohau outside the urban growth boundary, basically park open space and ag. Everybody

okay with that? We just looked at that? Everybody okay? Any objections? Okay, we'll go ahead and adopt that by consensus.

Honokohau, Subarea 1 map, the Commission had no objections, and it was adopted by consensus.

Mr. Carnicelli: Okay. Now we get the infamous rural growth boundary of Plantation Estates. Or I guess maybe were we going to go to -- I'm kind all over the map -- are we going to go down to DHHL and, and --? Yeah, that's right, that's what we were going to do. Sorry, staff, I'm all over the map, literally. Kellie? Commissioner Pali.

Ms. Pali: Chair, whatever you decide to go next, if you can just call out the map as it's identified in these handouts. Because I'm finding that the community plan draft is calling it one thing, but these maps are called something different and I just want to make sure I'm on the same page.

Mr. Carnicelli: Got it. My fault. So because we said that we were going to talk to the folks as they're here so we have the DHHL folks here going to answer some questions. Julie and Stewart, there you are. Members, do you have any questions for them on their particular lands in Honokowai specifically? Not necessarily the ones down on at Leialii but in Honokowai. And so I'm going on the map that I have, is I'm just starting with the CPAC recommended subarea, what's called West Maui Community Plan CPAC recommended subarea one. That's actually on subarea two. It's the next page. But it's --

Ms. Cachola: Can I note on 310, on Figure 310 is the map of our Honokowai lands. And I need to submit our deed but we're missing some of our properties. So just, I just want to make that technical correction because it doesn't include all of our lands there. So I will send that to staff. And because we have not developed our preferred recommendation, I can tell you already that, you know, towards the, towards the highway, there will be more higher density uses than agricultural in that area. We're looking at some multi-family kapuna housing and some community commercial. So if this is an agricultural community, they'll need areas where they can bring their crops together, they can, you know, do their food, food safety, washing of the crops and whatnot, packaging, so they'll need some facilities makai. And so we're looking at that area. But again, you know, it's a timing thing. So we'll have this soon, but we don't have it right now in terms of our preferred layout for that area.

Mr. Carnicelli: Okay, we're talking just about that Kaanapali slash Honokowai lands that you have; the 777 acres.

Ms. Cachola: Yeah, the figure 310.

Mr. Carnicelli: Okay.

Ms. Cachola: On page 101.

Mr. Carnicelli: Okay. So it --. Right. And see, so here's part of I guess my concern is you're outside the growth boundary, right? So we have the Maui Island Plan growth boundaries and suddenly if we start putting higher density than ag outside the growth boundaries when I believe there's a --. I mean the Maui Island Plan doesn't even allow that. There's, there's verbiage in the Maui Island Plan that doesn't allow anything of density beyond ag and or conservation outside the growth boundaries. So we're going to have --

Ms. Cachola: . . . (inaudible) . . .

Mr. Carnicelli: Well, it's, it's --. Right. I mean, I get that it's areas of change, but the map keeps everything basically in park, and open space, and ag. As much as it saying areas of change, it's still open space and ag on the map. So if you guys -- if this map were to exist, I mean, and maybe I'm speaking way out tune of the plan because we need the director to talk about this, if you guys want to do higher density, you're going to have to come in for a Maui Island -- an amendment to the Maui Island Plan, and then zoning and everything else so --. And you guys don't have even, you know, what you want, so I don't know where we would even -- what we even do with this right now, this map. Director, can you please address the fact that if we're going to try to start doing something other than ag and, or conservation outside the growth boundaries, what it is that we're even doing?

Ms. McLean: Thank you Chair. You're absolutely right that it was the focus of the CPAC and rightly so, to look at areas within the growth boundaries. I would also point out, though, that for DHHL lands that are developed for homesteading purposes they don't have to follow County land use regulations. So they don't have to get building permits, community plan amendment, Maui Island Plan amendment if the lands are developed for homesteading purposes. We would still like to designate them appropriately so that we have a map that reflects what's there. But by not making the change on the community plan map does not present a hurdle for them or making the change on the community plan map doesn't assist them necessarily if they don't wish to pursue the entitlements because Homestead Lands don't need to. I would add, though, that if they want to add, if they want to include the commercial component that they described, as soon as they have that available to us we can make that a recommendation to the Commission at a later meeting or even to the Council when the plan is transmitted to the Council. But we don't have that now and it's outside the growth boundaries so that makes that challenging.

Mr. Carnicelli: Right. Right. Yes. Like you said, the homes --. Yeah, go ahead.

Ms. Cachola: No, I'm sorry. I read this plan and I did not get that we were outside the boundaries. I thought they were supporting, you know, development of affordable housing and if there's not - - if we're not affordable housing, I don't know what it is. But I I'm sorry for that. I would have definitely testified to include us in that.

Mr. Carnicelli: Right. No, I mean, Leialii is inside the growth boundary, right? Leialii is definitely inside the growth boundary. It's just this particular one is. Jen, could you, I guess, I'm a little bit confused right now as to how we're leaving this in ag, but we have it in areas of change.

Ms. Maydan: Chair, it's in areas of change because the development that DHHL proposes as far as an ag community would be a change for the community. It's not, it's not the same Kaanapali 2020 that it is still a change. You'll also notice that at the beginning of the areas of . . . (inaudible)
. . .

Mr. Carnicelli: You froze up on us Jen. We got that Haiku connection. I don't know if Pam you want to jump in. I guess, while we're sorting out my particular thoughts or concerns, is there any other questions from you guys for Julie? Commissioner Pali.

Ms. Pali: I don't want to sound like a kindergartner in the room, but if we're acknowledging the change, then wouldn't we want the boundaries to incorporate what's already projected? Is there a reason why we'd want to leave it out?

Mr. Carnicelli: Well the boundaries are Maui Island Plan boundaries. The urban and rural growth boundaries are in the Maui Island Plan, and then we fill in inside the growth boundaries. Those were set by the Maui Island Plan, which is the document above community plans.

Ms. Pali: Thank you. Thank you. Got it.

Mr. Carnicelli: Commissioner La Costa.

Ms. La Costa: I'm also going to be a kindergartner here. In the DHHL land, if it is going to be residential, then should that not show on our maps rather than just green open space? And if so, what kind of density is that going to be and is there anything other than residential there? Thank you.

Ms. Cachola: As I said, we're going through our planning process right now. We're towards the end where we're going to be identifying a preferred alternative that would have those kind of designations. But we're still not completed with that process. We should be completed, I would say within a month or two, so we're just at the end. I'm sorry, the timing just didn't work out.

Mr. Carnicelli: No, that's okay. I mean, at least you now know, I mean, if it's a month or two, it's different than if it's two years because --. I mean, no. I mean it's even as the Director says let's just say, you know, if you know you're not done by the time we're done, we can make a note somewhere or something like that and you can go to Council. Because we're not -- we're just a recommendation. We're not the final say.

And the other part too that I think is important for everyone on the call to understanding and especially us, we're not making anything. If we say, oh, this is ag, and that's Project District, and that's residential, we didn't make any of that stuff. It's just the community plan, right. We can get in the way, but we can't make anything. We didn't just create Pulelehua. There's still a bunch of other steps that got to happen, right. We didn't just make Pulelehua. It's not -- this isn't SIM City. There's a video game, a thing called SIM City where you play simulation city and you create a town and you do all of that stuff. That's not what we're doing. This is just the community plan. So,

and we're not the final say in this. So any other questions for Julie or Stewart? Okay seeing none. Thank you, guys. We'll go ahead and let you free for now. Let's do Kaanapali 2020. Mr. Fukunaga, would you please come forward? Good evening.

Mr. Fukunaga: Hi.

Mr. Carnicelli: Commissioners --. Gotcha now. Good, we can hear you. Commissioners, any questions for Chad? Commissioner Pali?

Ms. Pali: Chair, can you confirm what subarea and then what page reference in our draft please.

Mr. Carnicelli: Okay. Sorry. It's going to be subarea two. Page 105 in your -- figure 3.11 is, is the, is what's in, our in our CPAC draft.

Ms. Maydan: Chair, the pages actually go from 104 to 107.

Mr. Carnicelli: Oh, okay. Because we're including the verbiage as well, the text as well. Okay, thanks Jen. I don't know is we lost you in that Haiku connection. Did you want to revisit what you were starting to talk about earlier?

Ms. Maydan: I'll just let you know basically along the lines of why Director McLean said that we have been consulting with DHHL from the very beginning, and been in consultation with them as far as their master plan process. And absolutely as the Director explained, as they solidify their plans, if there's a need for amendments we would bring it to your Commission, or if it's at the time of Council, we would do it then.

Mr. Carnicelli: Awesome. Great. Thank you, Jen. You're ahead of us again once again. So along those same lines, Chad, do you have, using the current community plan designations and the 21 years-worth of work that you guys have done with Kaanapali 2020, do you have a preferred map using the current, in this plan, community plans designations, do you have a map that you would like to see adopted?

Mr. Fukunaga: Yes, we do. Let's see, can, can we work off of Figure 3.11 on page 105?

Mr. Carnicelli: Yeah.

Mr. Fukunaga: Okay so right now the bulk of our area is, is indicated as small town center. Well - - and then -- so all of our Kaanapali town south is left out.

Mr. Carnicelli: Right.

Mr. Fukunaga: And I'd like to point out it is within the urban growth boundaries. It's a very important part of our community plan process, and also for the purpose of infrastructure for transportation and utilities. You know, it makes, it makes good sense to, to loop roadways, to loop utilities, even

that area out . . . (inaudible) . . . not possible. We'd like to see the south area included, and we think a small town center would be appropriate.

In our, in our land plan that we have in that area we have a lot of single family mixed use, multi-family, church site, and police substation, in addition to parks and open space. And we believe that's consistent with the small town center designation. And I believe that's about 200 acres.

And then on the Kaanapali town north area, the area around the hospital, the proposed hospital area is designated small town center. And in that area, we do have a little bit, for some uses that may fall outside of that, that designated category such as the medical clinic and the wellness center. We also have a commercial center and a cultural center. So we'd like to see the bottom, the, I guess makai half of the Kaanapali town north as the urban corridor designation.

Mr. Carnicelli: Okay, Chad, I'm going to --. I'm going to, I'm sorry to interrupt you, but, you know, earlier in your presentation you came up with your slide and you presented. It's just like do you have an overlay? Because I look at Pulelehua, it's just not, it's not just a big blob of small town center, right. Do you guys have -- I mean because you guys have greenway and open space going through your --.

Mr. Fukunaga: I'm going to open a --. I have an exhibit.

Mr. Carnicelli: You've got a map?

Mr. Fukunaga: Yes.

Mr. Carnicelli: Okay. Let's do that. Bring that up here. Give us a pretty picture.

Mr. Fukunaga: But there's going to be some changes to this map but I'll talk you through them. So in the middle of the page here --

Mr. Carnicelli: Blow it up a little please.

Mr. Fukunaga: I'm sorry?

Mr. Carnicelli: Blow it up a little bit for us, please. Just make it a little bit bigger for us so we can see. It's a little bit difficult. We're old. We're all much older than you are so we've got --

Mr. Fukunaga: I don't know about that. I'm pretty old. Okay wait. I am going to zoom in, or attempt to zoom in. All right.

Mr. Carnicelli: Thank you.

Mr. Fukunaga: Is that better?

Mr. Carnicelli: Much better. Thank you. That's what I was looking for.

Mr. Fukunaga: Okay. So we have primarily a mix of smaller town center shown in the lighter pinkish color, and then urban corridors shown in the red. So that, you know, looking through our plan and rereading the, the description of the different designations, I think we can, we can work with the small town center in many of these areas designated in this map as urban corridor. So - - but in this area where I'm kind of circling right now, the area around the proposed hospital, we'd like to see that area as urban corridor as shown here in red. And I believe it's currently designated smart town in your draft plan.

Mr. Carnicelli: Got it.

Mr. Fukunaga: And then the other change, right now on your draft map, let's see, this, this greenway here is left out, which would be parks and open space. That's a drainage way. And then these -- and then on the Kaanapali town south area, this whole area is left out. And we'd like to see that as small town center.

Mr. Carnicelli: Okay. What's, what's --. You've got resort hotel at either end of this.

Mr. Fukunaga: Yeah. So, again, this this map was prepared over a year ago, and things are a lot different back then. I think today things are a lot different where we like to see it small town center. And the thinking at the time was that the economy was doing well, we had a lot of visitors coming over, and there seemed to be a need for more people, for business, business customers and visitors who wanted to just stay in a non-resort type of use. Like the Courtyard near the airport in Kahului. You have a limited service type of hotel. And so it, it made sense to us at that time to have, you know, something near the hospital and something near the civic center.

Mr. Carnicelli: Okay. Is, I guess, the part that I'm kind of struggling with right now, Chad, and I'm going to ask this last question and I'm going to then put the floor to my fellow commissioners, is I was hoping this map that you see, so we've got a year old map that doesn't match what you said you guys been working on for 21 years, right? I was hoping to say, like, okay, this is what we've been working on for 21 years. Here's what it is. And then, boom, here's the designations for that. You're going like, oh, well, here's, you know, hotel resort, but, oh, we don't want a hotel resort now. I was kind of hoping you'd show up today. I mean, and maybe it was my fault because I wasn't clear with what I would like to see, but I was kind of hoping you'd show up and you're like, hey guys, this is what we'd like. We could compare it to what, you know, CPAC had said. We can compare to what they did prior to CPAC. And not to say I want I don't want to discount 21 years-worth of work that, you know, people who have passed away, I mean, people that I really respect, and people that have passed away worked on. I mean, I really want to be able to work with you guys on this. But this doesn't seem to be that. And so, you know, I'd like to see, I guess, a little bit more concrete. It's kind of like just what, you know, DHHL is working on that, right? That's what they're trying to do. They're trying to say, hey, listen, this is what we want you guys have been doing this 21 years, and you're going like, we kind of put a hotel in there, but now we don't need it. And so anyways, that's just my comment. I'm going to relinquish the floor to somebody else for questions. Who would like to go at this point? Questions for -- P. D.

Ms. La Costa: Thank you, Chair. Chad, I have a couple of questions for you. You have a lot of urban center corridor allocations on this map, irrespective of the fact that it's not up to date. What are the plans or what do you plan to put in that urban center corridor? Because that's a lot of square footage in, in that area when you've got towns on either side of it.

Mr. Fukunaga: Again, the way that the new designations are defined, and I think there's, there's some room for interpretation. And where we have an urban center corridors designated on this map is where we had shown on our 2020 plan some commercial type of applications. And if you noticed, it's, it's, it's kind of away from the existing residences. So it's not, it's not different from what our -- aside from the, the hospital -- not the hospital -- the resort hotel designation, the designation on this map are not different from what we show on our Kaanapali 2020 master plan. It just depends how you, how you interpret them. Now we're -- we would, we would like this plan to be approved as shown. However, I'm trying to, we're trying to present a plan with a minimal amount of . . . (inaudible) . . . from the current proposed draft plan. And, and, so I'm being cautious to not overstep or ask for too much. So I apologize if, if there's a difference, but I'm trying to scale back what I'm, what I'm asking for you guys to, to approve because I don't want to ask for . . . (inaudible) . . . It's more of a deviation, I think, from the existing map if I, if I feel I ask for all these areas in urban corridor.

Now if you, if you look at our 2020 plan, these areas where we designate as urban corridor on, on the map that you're looking at, has a mix of uses. It has single family. It has mixed use, multi-family and commercial applications. Which I believe if you read the description for a small town center or urban corridor, I think all those uses fall within those categories.

Ms. La Costa: I appreciate that, Chad, but that --. I'll just go to the next question. That's really wasn't, wasn't quite the answer, but I'll go to the next question. I wanted to find out in your, in your plan that you showed us a different map that you showed us that had the designation for your areas and you had some yellow, and you had some orange, and that Kaanapali, the actual Kaanapali 2020 map that you showed us earlier. My question on that was where you going to have any live-work units or senior housing? And what were you going to do about solar energy or wind power? Thank you.

Mr. Fukunaga: Let me go to that map. Okay so....so the, the areas that you see on the map titled mixed use, such as the area here and here, that's what we envision as being work-live type of units. Where you could work downstairs, live upstairs or something like that. We think there's a need for that type of establishment, such as an architect, accountant. Now to the other question.

Ms. La Costa: What about senior? Do you have any allocation there for senior living?

Mr. Fukunaga: We envision senior living centered around the medical uses. We have -- but right now it's labeled multi-family on this. But there's also this wellness center. We envision that happening around, around the north side.

Ms. La Costa: That's all I have for now. Thank you very much Mr. Fukunaga.

Mr. Carnicelli: Thank you. Anybody else got questions? Okay. I guess seeing no additional questions, thank you very much, Chad. Appreciate it. I guess at this point we'll go ahead -- Mr. Schnell, are you still on the call?

Mr. Schnell: Yes, I am. Hi.

Mr. Carnicelli: All right. Great. Commissioners, question, questions for Mr. Schnell? Commissioner La Costa.

Ms. La Costa: Thank you. Earlier the Director was talking about how there wasn't anything definitive set out in the project district one or two. It would be really helpful to know what the plans are, even if they're rough drafts, rather than just approving or sending on with our approvals to the Council what you've outlined as, as sections one and two. So what can you tell me about what the plans are there and probably an updated map at some point would be helpful? Thank you.

Mr. Schnell: So we worked with Maui Land and Pine on Project District Two, specifically, in the early 2000s. At that time there was an EIS prepared, and then later we went through the change in zoning process and the project district process to have the project district designation in zoning. In 2002, there were plans for basically a resort residential community with a golf course and a clubhouse, a commercial center, and some residential uses. So if I can share my screen. Just a moment. So this is a southern area that's coming up. Does it show the Kapalua area? Let me go to this one. So here's -- can you see my screen? I'm not sure.

Mr. Carnicelli: Yes.

Mr. Schnell: Okay, so this is the sub area. This is Napili, Kapalua. Here's Project District One -- sorry -- Project District Two. Project District One is down here. So Michele is correct when she states that basically with a project district ordinance, we have so many acres allowed of residential, which is here, so much of commercial, and so much of rural residential on the slides here. So the project district ordinance allows for so many areas of each subdistrict. What is the problem for Maui Land and Pine now is that they, they need to redesign their plans for Kapalua Mauka because market conditions have changed. And they're not into position right now to redesign plans. So with the Planning Department designations of, for example, rural areas -- or sorry -- residential areas here, they based it maybe off of topography or different criteria that the Planning Department laid out. And, you know, logically, it made sense with the topo or the land uses or the . . . (inaudible) . . . of the land. But these areas may not be where Maui Land and Pine ultimately wants to build the residential. The residential might be up here. Or, or, for example, there's a commercial area down here, and that was I originally supposed, supposed to be in the center of the site as a community around the clubhouse and the golf course.

So if these community plan lines and districts within Kapalua Project District Two were adopted, if they wanted to revise this plan that the Planning Department has prepared, they would have to go through a community plan amendment process again. But we'd have gone through the community planning amendment process as part of Kapalua Mauka, and the Council approved that process, and also attached several conditions to that approval, Project District Two. So the

question arises, if they don't want to ultimately build these areas as shown on this map, what would be the process to go through to get approval for that? It would probably be community plan amendment, which goes to the Council and they've basically, you know, they're going to be starting over from what they've spent years in planning, and, and counting on as their Kapalua Mauka area.

Mr. Carnicelli: Okay Tom I've got an example, if it's okay.

Mr. Schnell: Yeah.

Mr. Carnicelli: On one hand you're telling me they've spent years in their planning process, but on the other hand, you're telling me we've got to start all over again, right? So it is, is we're trying to help you out here, right? We're trying to look at this and say, okay. Because, again, we're not making anything. We can say it's this, this or this, and, and, even paint it exactly as you want it, and you still got to go do it or not do it. Because I think one of the other questions that we need to ask, and I know that Paul kind of addressed it because Paul is working towards actually building homes, right? We'll have to go back to Chad and say, like, okay, you guys have been working 21 years, it's going to be another 21 years or not. You know, if you're going to go through the full entitlement process again, even if we give, you know, even if the community plan is the same, you're don't have to go for a CPA, you're still, you're 15, 20 years out, right? And so it's like, it's a little bit frustrating right now to go, okay, you're saying, okay, we want CPA, you know, just Project District so we can just do whatever we want, right. We don't know what we want to do, so just give us that so we can do whatever we want. It just doesn't, I don't know, it just seems counterintuitive to what we're trying which is a plan.

Mr. Schnell: We don't want to do whatever we want. We want to do what's allowed under the current project district zoning and ordinance which allows so many areas of residential, so many areas of commercial. We just want the flexibility to be able to move those areas to a sensible plan that's going to work when the plan is ready. You know, there's market conditions . . . (inaudible) . . . various areas, considerations to think about. You know, for example, at the beginning it was going to be a 27 hole golf course. Golf courses are no longer involved, and people are not building large golf courses anymore. So the golf course area could be flexible space that could be park space that's allowed into the project ordinance. The problem is when we're -- Planning Department has drawn the lines for us that leaves less flexibility for Maui Land and Pine to plan according to the Project District Ordinance. They've already been boxed in with the Project District Ordinance.

Mr. Carnicelli: But we're not asking. I'm not asking Long Range Planning to draw the lines, right? I was . . . (inaudible) . . . okay, I'll give you, I'll give you the opportunity. And you're saying, okay, we don't know what it is. So that's all. But anyways. Is, is, there anybody have to have any questions for Mr. Schnell? So, I guess is, is then Tom, what am I missing? If I'm saying, hey listen, I'd like for you to then to say, hey listen, this is what our plan is, this is what we'd like to do. But to say, hey listen, we just want the flexibility to say, okay, we, we have these delineations. I get it. You have these entitlements. I get it and they're specific. But you're basically saying, hey,

hey listen, we just want to, you know, draw them however we want to draw them. You know down the road, I mean, I guess that's okay.

Mr. Schnell: Because that would be the flexibility that if, if the Special District or Special Purpose District included existing project districts, which there's not that many of left in West Maui anyway. There's Project District One, Project District Two. Pulelehua is project district, but he's moving along, you know, further than Maui Land and Pine is right now. So it's not a concern to Mr. Cheng, but there's only a few left. So if those Special Purpose District applied to Project District One and Two, and it was amended to say that existing project districts are included in special purpose districts that would solve the problem.

And to Michele's point when they invited us to come into the Planning Department over, let's say, 20 months ago and sit down, my understanding when, when I left that meeting was that special purpose district was a fit for the project district one and two. We provided them maps showing these areas as special purpose districts but -- and Jen came back and mentioned that it didn't really fit this special purpose district definition in the West Maui Community Plan land use designations now. So we came back with this map and it's in the plan now. And, you know, we had maintained -- we've been maintaining it all along that we would like it to be special purpose districts if existing uses in the project districts are allowed, is to allow, not constrained.

Mr. Carnicelli: Okay. Thank you, Mr. Schnell. I can just sort of feel the Planning Department wanting to chime in right now. I could just I could feel Jen and Pam going, Lawrence, please let us explain. So I don't know if it's Pam, Jen or Michele or something like that or all three of you can chime in because it is --. Anyways, one of you please step forward and help us out.

Ms. Maydan: Chair? I can Chair.

Ms. Eaton: I can start, but I know Jen makes it prettier. I'll get Jen do it. Yes, we're all dying.

Ms. Maydan: Yeah Chair, as Mr. Schnell, as Mr. Schnell described, we did meet with them several times...many months ago...a couple years ago. And the conclusion of the meeting was that, no, special purpose district is not appropriate for this. As Director McLean explained, the Department does intend to get rid of Project Districts for a number of reasons. They are kind of an old tool. The purpose of Project Districts was to provide flexibility as well as a mix of uses that our Title 19 really did not provide for. So Project District was an opportunity to provide more mixed communities and to be a little more creative with design and mix of uses.

We have come a long way and with these new designations in the community plan and with our Title 19 rewrite, Project Districts are going to very much be a tool of the past, to create complete mixed use communities. So when we met with Tom Schnell and Maui Land and Pine folks, we really wanted to understand what their plans were so that we could use the community plan designations to reflect what their plans are. But we just could not get, we could not get an answer. So we used all of the best available information that we had. We used state land use districts, we use the project district zoning, and we used to topography to basically attempt to master plan the

site with the community plan designations. And -- but we never intended for special purpose district to apply to this.

In the special purpose district, the last sentence says that this district applies to airports and may also include established project districts that do not easily fall with one or more of the other community plan designations. The uses within Kapalua Mauka are not unique. They are residential. They are park. They are open space. They are commercial. They easily fall within the community plan designations. So that is why we, we drew it as it is within your, within the draft plan right now.

Ms. Eaton: I just want to add one thing, Chair, and that is we spent week, days, a lot of hours trying to accommodate what we felt after reading the project district ordinance, the number of units, the acreage, everything. And because we never heard from them and they never would engage, we tried to do, after reading the ordinances and everything, what most closely aligned with the project district. And as Jen said very well, we are trying to get rid of project districts. That's why we did a community plan land use designations the way we did by mixing uses and different scales and densities and so forth. And the zoning update is going to reflect that as well.

So, again, special purpose districts are for unique, you know, I like harbor areas, or airports, or something like that. This is in no way unique.

Mr. Carnicelli: So both you keep your video on. Don't go very far. Tom, I don't want to get into a freaking crack, right. I don't want to get any he said, she said, blah, blah, blah, blah, blah. But I do want a healthy dialogue because I really get where they're coming from, right. And I love the fact that you're saying, hey listen, we want the flexibility. We don't know exactly what it is. So we want to plan something cool and we don't want to get locked in now. But it's not like the community plan popped up out of nowhere. They've been doing this for three years, you know. So is, is -- anyways it's kind of --. I'll just give you an opportunity to, to, to speak to what Jen and Pam were talking to you. But it makes sense to me.

Mr. Schnell: It's correct. They reached out to us many times. We had a meeting, we had meetings, we had e-mail exchanges, we went back and forth with maps, but our maps were primarily special purpose districts. And Maui Land and Pine right now is not at the position. You know, in the 2000's they had a development arm, and they had a development branch that was planning Pulelehua, planning Kapalua Mauka, and, and pretty, pretty aggressive and, you know, development orientated. That, that division of Maui Land and Pine is no longer there. And they're in kind of a survival mode at this point with paying their pensioner benefits and maintaining the preserved areas that they preserved . . . (inaudible) . . . reserve, and just trying to, you know, turn the company around at this point. So they don't have the development division that they used to have. And they haven't done the market research and planning to re-plan Kapalua Mauka. But that doesn't mean that they would like the Planning Department to re-plan it for them. They would still, you know, everything that's in the Planning Department's map as far as the areas is in the project district ordinance. It's just that the objection is that the Planning Department has laid it out for Maui Land and Pine, and it would be confining to stay within those boundaries if, you know, the ultimate plan was to provide residential areas, for example, in different areas than what's

designated on the proposed community. So it's, it's essentially somewhat of a downgrading or down zoning for them. Because with the existing project district zoning, they have the flexibility to shift things a little bit. But with this, community plan is almost another layer of zoning on top of them.

Mr. Carnicelli: Well, it is. I mean, it is another level of entitlement. I'll get to you; hang on a second Pam. Is, is how long this Pacific Rim been employed, is been a consultant for Maui Land? I get that they're, you know, they're a shell of what they used to be. But how long have you guys been involved?

Mr. Schnell: PBR Hawaii, I mean, we've been planning with them for --. You know, since I started with PBR Hawaii before 2000, the year 2000. In Kapalua Mauka we started planning in 2001. I was involved in the lead up to that, and I was involved with Pulelehua, and many other projects.

Mr. Carnicelli: Okay. Thank you. Pam?

Ms. Eaton: Yeah, I think, I think I just want to say that we, we spent a lot of time trying to do what, trying to help because we never heard back. But I want add that we looked at things in areas that probably should not be developed. Like we looked at gulches and we looked at buffers from those areas. We looked at topography. So, you know, once you start to look at those areas and those are areas due to drainage and so forth and erosion and whatever, you probably shouldn't be developing. I mean, we tried to be as flexible and as accommodating, given basically no response from you all as we could, you know. We wanted to try to come up with something so that the community, and through this process, would have something to look at not just a grey blob, you know, like, oh, we'll do it whenever we can. I mean, it's been a long time since the early 90s. So we were trying to put something out there to have the community react to.

Mr. Carnicelli: So Tom I got a question for you. It seems like you guys are kind of all in on, on, you know, trying to get special purpose districts to essentially say what project district is, right. I mean, it seems like you guys are all in on that right now. So if that doesn't happen, now what? Is that what I feel like, well, no, because what I feel like is happening is you guys saying, okay, we're all in on that because we did a CPA back in 2000 and so we're all in and that's just what we want. And then you're going like, okay, the default is, oh, they're drawing the map for us, right. So there's, there's somewhere in the middle here that we're trying to get to, right. And that's, so that's what I'm trying to say is if you can pull out of the all in, where are you?

Mr. Schnell: The alternative would be, would be to provide a map that would be, I guess, appropriate for what Maui Land and Pine's plans for the vision of the future for this area. But Maui Land and Pine is not in a position to do that type of planning, do that market research, and come up with a product types that would be a viable plan that would stick with the next, you know, 10 years before they could get it developed or however long it would take. So the best option for Maui Land and Pine now is to maintain the current flexibility. It doesn't change anything. They don't get to build any more or any less than the project district ordinance. And, it's also consistent with the project district ordinance processing requirements in the code and go for our project district phase two and phase one. So we, we would just prefer that we keep the flexibility. If it was

special purpose district, and special purpose district was expanded to allow existing project districts that would be the best result. And this is the first --

Mr. Carnicelli: And I get, I get that Tom because we're, we're spending a lot of time on this, and we're trying --. I mean, I'd like to try to get things right, but we're rewriting Title 19. The project district is not going to be in Title 19, right. I mean, you know that Tom. This is what you do for a living. You know the project district is not going to be a part of Title 19 as soon as this is done, right.

Mr. Schnell: Well, actually --

Mr. Carnicelli: I get that they want to remain flexibility and I get that they don't have it. But it's just like this is, this is -- I don't know. I kind of feel like we're in a hard spot where we just sort of hit something that we're, it's immovable at this point.

Mr. Schnell: I just don't think you need -- it's appropriated to change somebody land use designations or entitlements, you know, when they've already --

Mr. Carnicelli: I get it. No, I get that. But that's why we're trying to work with you, right.

Mr. Schnell: Right.

Mr. Carnicelli: That's why we're trying to work with you. We're trying to say, hey listen, I don't want to take away your entitlements, but you're entitlements, the current entitlement doesn't fit. So what can we do to make it fit? And I get you're saying, hey listen, we don't have the resources to go hire . . . (inaudible) . . . to draw up a new plan for us. I get that. But in the meantime, there's, you know, nine commissioners, CPAC members on the call, Long Range Planning, everyone, we're sitting here going like, we've got to give you something. We want to give you something, and you keep going back to, oh, we wanted this thing that doesn't exist anymore. I need you to help us. Let us help you.

Mr. Schnell: You know, that's, that's why, you know, as Leilani said last time, Leilani Pulmano, you find that the definition of special purpose district, what's the status with the existing project districts. You only got a couple in West Maui now. This is not an issue that's going to go away. I mean, when you get to Kihei, you've got project district there too. You're going to have the same issue. You know, even central Maui has project districts. And if you don't want to do any more project districts, I get it. I understand that, you know, they are little zoning pods that are hard to administer. I get why the Planning Department does not want to continue project districts. But eventually they'll go away. You know, they'll get developed and new ones won't be developed or approved.

Mr. Carnicelli: So I would like for either the Director or the Deputy Director or someone else to weigh in because we're four hours into this now, and I think we've only voted on two pieces of the map. And the Planning Commissioners have been doing this now for eight hours with a couple of breaks. And we have families and my daughter keeps coming in, but not saying that this is all

about me. But I'm just saying is, if we could...come to something here. So I don't know if Jordan or Michele, if you can please chime in to help us kind of maybe break this a little bit and then we're going to have to recess this and come back to the maps. We're just going to have to. So Michele or Jordan.

Ms. McLean: Yes. Chair, you want me to comment on Project District One particularly, on the Kapalua project?

Mr. Carnicelli: Sure. You can do that specifically. Yeah, let's do both and maybe we can kind of have this thing settled, come back in a couple of weeks and start making decision.

Ms. McLean: I appreciate your remarks, Chair. I'm saying that it seems that their position is, is all in on just pushing back against project districts. And that may end up working for them. My guess is that it won't end up working for them. Instead I'm disappointed that they've had -- I'm not disappointed that they've had Tom involved in all along. I respect Tom very much. I'm disappointed that Tom's representation of them has not led to them working with us on these designations and rearranging them to better suit their plans. As Pam described, we spent a lot of time. Mike Napier, our GIS Analyst, spend a lot of time studying the topography and the gulches to put that map together. So we're wide open to changes to the map. We're not wedded to that layout at all. The acreages are accurate to the project district zoning. So if they want to propose changes to it, fantastic. Sticking with Project District, that's, that's not something we want to entertain. And the Council, I'm sure most of you are aware of this, from time to time the Council starts talking about use it or lose it entitlements. These entitlements have been there since 2006, I think. So you've had them for that long and you still don't have a plan enough to, to use four different community plan designations that's --. The time it -- put some pen to paper and work with us on figuring out where you want these designations to be. So thank you, Chair.

Mr. Carnicelli: You bet. Michele or Pam, you guys have anything else you'd like to add? I'll get to you Tom. Go ahead Tom.

Mr. Schnell: Michele, I appreciate your comments and we would appreciate the third chance to come back to you with something. I appreciate you. How many Pam?

Mr. Carnicelli: Third time's a charm?

Ms. McLean: And Chair, if I could, if I could jump in on terms of the meeting where we are.

Mr. Carnicelli: Right.

Ms. McLean: I think the best thing to do would be to recess this to the next slot that we had planned for this and just keep this on the agenda. This would be the only thing continuing next time and then bump those items to the following meeting. Which means we'll need to add at least one more meeting for this. But you guys are making great progress so I don't think it's going to be many, many, many additional meetings. So my recommendation, your next meeting on this would be September 22nd at 5:30.

Mr. Carnicelli: Right. So yeah, okay. Thank you Michele because I, is obviously we want to get consensus from, from the members. One thing that I would say too Mr. Fukunaga and Mr. Schnell, and actually to Julie and Stewart, is I don't want to spend four more hours asking you a ton of questions. And I will take personal responsibility for I don't think I was clear enough of what it is that we need from you. And maybe it's just because we're kind of doing this and we didn't know what we need from you. So now we know what we need from you and that is give us a map. And Chad, don't feel like you're asking for too much. You know, Ed Lindsay wouldn't say, hey, come in here and give us, you know, ask for 80 percent of what we did, you know. Ask for what you want. It doesn't mean you're going to get it, but at least give us the plan because I mean, is, I think, you know, Kaanapali 2020 is going to be holistic. What DHHL is going to do is holistic, right. Hopefully what you guys are doing up in, in, in Kapalua is holistic. You know what I give, you know, Mr. Cheng credit because he's trying to build a walkable, you know, community. A walkable, livable community, right. So that's the buzz words that we want. And so what are you guys doing and how does this fit? How is this going to benefit the West Maui community? How is the West Maui community going to, going to grow 30 years from now? And it can't be just like, hey, we don't have enough time or we haven't, you know, had the vision.

So the other part too that I'm going to ask of you guys is give us a timeline because, you know, it is --. Paul's moving. He wants to start building houses for people. That's what we'd like to see is, you know, landowners who want to start building houses for people.

So with that being said, are you guys okay, we're going to go ahead and recess this meeting to, I believe, the Director said the 22nd. And so on -- let me just pull up my calendar real quick. Yeah, so if you guys are okay, we're going to recess its meaning to the 22nd. And recess means that we've already had public testimony on these two subsections so there won't be public testimony. We will just jump right in. And I think what we'll do is we'll just have a brief presentation, you know, questions. I think Chad and Julie and Tom all know what it is that we need. And -- oh wait, I just got a message. Can we recess for more than six days is the question?

Ms. McLean: Yes we can.

Mr. Carnicelli: Okay, thank you.

Ms. McLean: Chair, yes we can.

Mr. Carnicelli: Okay. Thank you. Director. So Tom, Chad, and Julie, please show up with some stuff. We're going to hammer it out hopefully in just a few minutes. And then the Planning Commission, we can start just making decisions, looking at the maps, and motoring on. So, um, is there anything else that you guys would like or need for the meeting that's coming up in two weeks based on kind of what we're going to do with these maps? I think we're all pretty tired at this point. So anyway, thank you very much everybody. So with all of that being said, Maui Planning Commission meeting of September 8th, 2020 is now in recess. We'll reconvene at 5:30 p.m. on September 22nd. Thank you all for your time. Thank you all for your energy and your steadfastness. Your dedication is appreciated. Have a wonderful evening.

As the meeting was recessed to September 22, 2020 at 5:30 p.m. items regarding DHHL, Kaanapali 2020 and Kapalua Project District 1 and 2 would be further discussed at that meeting.

C. NEXT SPECIAL MEETING DATE: September 22, 2020

D. ADJOURNMENT

The meeting was recessed at approximately 5:18 p.m.

Respectfully Submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II
For CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli, Chair
Stephen Castro
Jerry Edlao
Kawika Freitas
Mel Hipolito
P Denise La Costa
Kellie Pali
Dale Thompson

Excused

Christian Tackett, Vice Chair

Others

Michele McLean, Director, Department of Planning
Jordan Molina, Deputy Director, Department of Public Works
Pam Eaton, Long Range Division Planning Program Administrator
Jennifer Maydan, Supervising Planner
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel (on-call)