

Meeting Minutes

Wednesday, November 2, 2022

[Hyperlink to video](#)

Community Plan Advisory Committee

Attending: Chair Rob Weltman, Vice Chair Daniel Kanahale, Tova Callender, Everett R. Dowling, Lehua Huddleston-Hafoka, Vernon Kalanikau, Mike Moran, Cody Nemet, Wayne Nishiki, Keoki Pfaeltzer, Jennifer Sullivan, Brian Ward

Absent: Tom Blackburn-Rodriguez

County of Maui – Planning Department, Long Range Division (LRD)

Kathleen Aoki, Acting Program Administrator

Karen Comcowich, Planner

Brendan Conboy, Planner

Kawika Farm, Cultural Resources Planner

County of Maui – Planning Department, Administration

Jacky Takakura, Deputy Director

Call to order at 5:30 p.m.

Opening, Introduction and Housekeeping (00:00 to 13:35 in meeting video)

Following member roll call, Chair Weltman opened the meeting in Hawaiian. As agreed upon at the previous meeting, Tova Callender stood up and briefly spoke about her love of biking, the need for safe bike paths in South Maui, and her excitement to be working with fellow members to lay down some policies to address that need.

Karen Comcowich provided a brief demonstration on how to navigate the We Are South Maui website and access meeting materials from upcoming and past meetings.

Chair Weltman addressed several housekeeping items, including meeting breaks, meals, and time limits for testimony. Kathleen Aoki explained that with Pam Eaton's departure from Long Range, either she, Planning Director Michele McLean, or Deputy Director Jacky Takakura will be sitting at meetings moving forward until a replacement for Pam's position is hired.

Other housekeeping items address included legal representation and input at CPAC meetings, and formatting for proposed changes.

Public Testimony (13:37 to 15:02 in meeting video)

No testifiers came forth.

Before moving on to the next agenda item, Chair Weltman addressed Mike Moran's question regarding the appropriate time to discuss written testimony.

Review and Recommendations: Draft South Maui Community Plan – Section 1 – Plan Framework (15:03 to 53:36 in meeting video)

Chair Weltman suggested that members review and make their recommendations page by page for Section 1. There were no proposed changes for page 2 (1.1 About the South Maui Community Plan).

Planning staff presented proposed alternatives for Figure 1.4: South Maui *ahupua'a* and Figure 1.1: South Maui *moku* (see [Planning Department Staff Presentation – Plan Framework](#)). Discussion included background on South Maui's *Ahupua'a* Sign project; the importance of keeping the map colors consistent from *mauka* to *makai*; thoughts about changing the titles of the maps; numbering the maps to lesson confusion; consensus about which two maps members prefer; and making the district boundary line more prominent.

Vernon Kalanikau made a motion to approve the [Moku with District Boundary](#) and [Ahupua'a with District Boundary](#) maps with rainbow fades all the way through, and with the district boundary line fattened to make the community plan area more obvious. Everett Dowling seconded the motion. Further discussion included whether the colors for the *Ahupua'a* Sign project are relevant to the colors for the maps, and Vernon's appreciation toward Planning staff for their work on the maps. Vice Chair Kanahale made a friendly amendment to make the names on the *ahupua'a* map more clearly visible; Vernon accepted. **The motion passed unanimously.**

10-MINUTE RECESS

Review and Recommendations: Draft South Maui Community Plan – Section 1 – Plan Framework – Continued (54:39 to 2:46:38 in meeting video)

Members continued to review page by page. There were no proposed changes for page 4.

Vice Chair Kanahale read aloud the first paragraph of page 5, specifically the third sentence: **“At the community level, this Plan focuses on how and where South Maui will grow and what this growth should look like to meet the needs of residents.”** Members discussed the definition of “residents” in the context of South Maui and the Community Plan; potential language changes; desire to be on the same page regarding the term; whether the length of residence matters when having a say on issues in South Maui; whether legal counsel is needed; how length of residence relates to affordable housing eligibility; whether there was a need to “slice it six ways” if a particular wording has no legal or policy implication; and revisiting the issue at a later point. **Members finally agreed by consensus to change the wording of the third sentence to “...meet the needs of current and future residents.”**

For page 6, Vice Chair Kanahale asked whether the 1998 Plan had the same wording “updated every 10 years,” and if so, why it wasn’t updated and revised in 2008. Kathleen Aoki explained the difficulty in timely updates, including plans and amendments added over the years, issues with staffing and money, delays due to tragedy, etc. In the interest of timeliness, Chair Weltman asked that discussions be limited to proposals for changes.

There were no proposed changes for pages 7-9.

For page 10, Vice Chair Kanahale noted that the text definition of Honua’ula (“red land or earth”) is a literal translation, and may not be the *kaona* (deeper meaning) of the *moku*. Members discussed how to best change the language to reflect this, and expressed concern at the possibility of the translation being misinterpreted. **Chair Kanahale made a motion to remove “meaning ‘red land or earth;” Wayne Nishiki seconded the motion. The motion passed unanimously.**

There were no proposed changes for pages 11-12.

For page 13, **Vice Chair Kanahale made a motion to change the language in the third paragraph under the *Traders, Merchants, Whalers and Missionaries* section to “also know today as La Pérouse Bay;” Jennifer Sullivan seconded the motion. The motion passed unanimously.**

There were no proposed changes for pages 14-17.

For page 18, Vice Chair Kanahale noted that there is a ranch owner missing in between owners James Makee and Dr. James M. Raymond: James Isaac Dowsett, who purchased the ranch from Makee in 1886. **He proposed that planners verify the information and add it to the text. Members agreed by consensus.**

There were no proposed changes for page 19.

For page 20, Chair Weltman had members look at [written testimony submitted by Dave Goode](#). Everett Dowling proposed striking the last sentence in the second-to-last paragraph (“The design provided minimum transportation or drainage infrastructure...”). Members discussed the accuracy of the *Kihei 701 Plan and Tourism* section, and the supposed impacts the 701 Plan had on South Maui. **Lehuanani Huddleston-Hafoka made a motion to insert verbiage about many lessons having been learned from the 1970s, and not wanting to repeat that part of history; there was no second.** Further discussion included inquiring about the accuracy of the testimony, and staff’s explanation behind the language used to describe the 701 Plan in the text. Members agreed to revisit the matter so that they can have time to take a better look at the 701 Plan. **Lehuanani withdrew her motion.**

Wayne Nishiki made a motion to remove the entire *Kihei 701 Plan and Tourism* section from the text; there was no second, so the motion failed.

Vice Chair Kanahale requested that the second sentence of the final paragraph on page 20 be changed to the following: “A&B received permission from the State Land Use Commission to redistrict 830 acres of ‘Ulupalakua Ranch agricultural land to urban use.” Members agreed to have planning staff verify for accuracy.

For page 21, **Vice Chair Kanahale requested that “a subsidiary of Alexander & Baldwin” be added somewhere to the first sentence of the second paragraph (In the 1970s, the Matson Navigation Company...).** Members agreed to have planning staff verify for accuracy.

Jennifer Sullivan asked whether the sentence in the second paragraph, “By the mid 1970s, tourism grew to accommodate one million visitors a year,” referred to tourism in Wailea or islandwide. Karen Comcowich confirmed that it applies to all of Maui, and that Dave Goode’s testimony does recommend including the word “countywide,” which she agrees with. **Members agreed by consensus to change the wording to “tourism grew countywide to accommodate one million visitors a year.”**

Vice Chair Kanahale requested to add “an area that was traditionally known as Paiahu and Palauea” in parentheses to the end of the sentence at the top of page 21. Members agreed by consensus.

For page 22, Kathleen Aoki recognized Vice Chair Kanahale’s comments in the prior meeting about adding “mauka planes and dark skies” to the second sentence of the first paragraph, and noted that the changes have already been made to the Draft Plan.

Lehuanani Huddleston-Hafoka asked whether the “29,000 residents” in the third paragraph are full-time or part-time residents. Karen Comcowich confirmed full-time (more than six months out of the year).

Vice Chair Kanahale thanked members for their patience, then noted that he had worked on new verbiage for the first paragraph of page 22. **He made a motion to make the following changes, starting with the second sentence: “It is renowned for its iconic coastline, world-class beaches, enjoyable climate, ~~popular resort areas~~, mauka views, dark skies and cultural resources. The open space and expansive nature of the region is an integral part of the South Maui region. Significant views of the mountains and surrounding agriculture should be preserved. These features provide residents and visitors with abundant outdoor recreation opportunities, ~~services~~, and connections to the place and history. Thousands of visitors are drawn to South Maui each day, making it one of the most popular destinations in Maui County and one of its largest employment centers.”** Wayne Nishiki seconded the motion.

Discussion included the whether Vice Chair Kanahale’s language strays from Section 1’s intent to state how things are, particularly removing “popular resort areas” when those are an integral part of South Maui today; the challenges faced regarding cultural recognition; the impact the development of South Maui has had on the Native Hawaiian and local communities; the importance of recognizing traditional place names instead of adhering to the place names of today; and separating assets like resort areas from assets that are more foundational and environmentally focused.

Lehuanani Huddleston-Hafoka proposed a friendly amendment to add the language “become to be known as (a popular resort area);” Vice Chair Kanahale did not accept it.

Karen Comcowich reread the motion, and members voted: **Everyone voted in favor of the motion except Lehuanani Huddleston-Hafoka, who opposed, and Chair Weltman, who abstained with the understanding that the Chair only votes to break a tie. Motion passed.**

There were no proposed changes for pages 23-26.

For page 27, Tova Callender noted that in the second paragraph, there is no mention of extreme heat affecting humans; **she proposed that planning staff add language to the end of that paragraph regarding human health issues that will need to be addressed systematically within the Plan. Members agreed by consensus.**

Mike Moran referenced Dave Goode's testimony regarding a mauka roadway parallel to Pi'ilani Highway, and asked planners if that potential roadway in the South Maui Community Plan area, and whether it's something members should be considering. Karen Comcowich confirmed that there is a policy in the Plan that addresses it.

Chair Weltman shared [his proposed language](#) to include between pages 27 and 28 (following *How will South Maui mālama its wahi kūpuna?* and before *How will South Maui transition from the COVID-19 pandemic?*):

How can South Maui manage a watershed that is not its own?

Despite having very little local rainfall, the Kīhei area suffers from yearly stormwater runoff that floods roads, damages buildings and threatens the health of the ocean and coral reefs with severe brownwater events. Local development policies such as building over the wetlands and covering the lowlands with concrete and other impervious surfaces are a significant factor in South Maui's vulnerability to stormwater. However, the political division of the island into districts masks the interdependence of lowland areas with those above them. Hawaiian land management before colonization was based on the ahupua'a system, where water flow from mauka was carefully handled to support agriculture and fish ponds while protecting makai settlements and the ocean. To fully address stormwater runoff and flooding in South Maui, it will be necessary to once again look mauka beyond its own boundaries.

Tova Callender made a motion to add Chair Weltman's paragraph to the Plan; Vice Chair Kanahele seconded the motion. The motion passed unanimously.

Questions from members included whether language can be inserted into the Plan regarding rerouting the highway behind the wetland to address flooding, and an update on the North South Collector Road.

For page 28, Jennifer Sullivan asked whether the section *How will South Maui transition from the COVID-19 pandemic?* would be relevant in 20 years, and whether it should be removed from the Plan. Discussion included evidence of COVID's relevancy and its ripple effects on South Maui.

For page 29, discussion included the importance of vision statements; the stormwater drainage issue needing to be resolved in order for the first sentence of the vision statement to work; possibility of tweaking the vision language to reflect returning to a mauka-to-makai mindset; and appreciation that the vision is "all environmental."

Other Committee Business (2:46:38 to END in meeting video)

Chair Weltman noted that planning staff is working toward having remote dial-in testimony, but that members will continue to meet in person unless it becomes impossible. He also asked whether members were favorable to the idea of bringing in a speaker to talk about the cultural and historical background of South Maui put into the context of pre-colonial and colonial times. Potential speakers discussed included Kaleikoa Ka'eo, a family from Honua'ula, and others from the *moku*.

Lehuanani Huddleston-Hafoka noted that both she and Everett had testimony (member input) for the meeting, but that it may not have made the cut-off for distribution and could be tabled for another meeting. She also recommended that any future testimony refer to the section and page to make things easier.

Other questions included a potential timeframe for remote testimony, and whether members would be able to participate remotely if it ever gets to a point where many members are sick (as opposed to postponing meetings).

Chair Weltman expressed his desire to spend some time during the next meeting to discuss how members can make sure the Plan is actually implemented. He also noted, and Karen Comcowich confirmed, that the next meeting will take place at Kihei Charter School.

NEXT MEETING IS ON NOVEMBER 9, 2022. MEETING ADJOURNED at 8:37PM.

