

Meeting Minutes

Wednesday, December 14, 2022

[Hyperlink to video](#)

Community Plan Advisory Committee

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

Absent: None

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 – Department of Planning

Jacky Takakura, Deputy Director

Call to order at 5:30 p.m.

Opening, Introduction and Housekeeping (00:00 to 16:45 in meeting video)

Following member roll call and Chair Weltman's opening in Hawaiian, Mike Moran commended Chair Weltman on a job well done so far, then spoke about the history of the Kihei Community Association and his involvement with them.

Chair Weltman welcomes Randol Leach, the new CPAC member appointed by Mayor Victorino to replace Tom Blackburn Rodriguez. Other housekeeping items included confirmation for speaker Kaleikoa Ka'eo at the next meeting; adding an additional meeting to the schedule (January 4); and the status of hybrid meetings.

Members discussed when testimony should be emailed to the group, and when testimony should be posted to the website. Following a recommendation from Planning staff, **Randol Leach made a motion to have testimony emailed to members on the Monday and Tuesday afternoons before upcoming meetings, and posted to the website on the Tuesday and Wednesday mornings before upcoming meetings; Keoki Pfaeltzer seconded the motion. MOTION PASSED UNANIMOUSLY.**

General Public Testimony (16:45 to 48:38 in meeting video)

There was a total of six testifiers, all of whom spoke in support of pickleball. Testimony included highlighting the popularity of pickleball in South Maui, the need for court repairs, and policy language suggestions to support changing recreational needs in the South Maui community.

Unfinished Business – Draft South Maui Community Plan Goals (48:38 to 51:14 in meeting video)

Members had no issues with the Draft Plan goals as written.

Unfinished Business – Goal 2.2 | Safe, Healthy, Livable Communities for All (51:15 to 1:15:30 in meeting video)

Members went through the actions one by one.

ACTIONS

Action 2.01 | Partner with a community organization to design, install and maintain an entry way at the north end of South Maui.

- Members discussed entry signage. Kathleen Aoki noted that for action items, the intent is for members to support whether or not they want the action to occur.
- **Vernon Kalanikau made a motion to adopt Action 2.01; Jennifer Sullivan seconded the motion. MOTION PASSED UNANIMOUSLY.**

Action 2.02 | Implement streetscape beautification through an "adoption" program for trees, sidewalks, street frontages and intersections.

- **Everett Dowling made a motion to adopt Action 2.02; Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY.**

Before moving onto the next action item, **Vice Chair Kanahale made a motion to create a new action: "Keep our roads safe, beautiful and litter-free."** Everett Dowling seconded the motion. Members discussed how the item is actionable; at Planning staff's suggestion, **Vice Chair Kanahale amended the wording to "Create a County adoption program to keep our roads safe, beautiful and litter free."** MOTION PASSED UNANIMOUSLY.

Action 2.03 | Obtain funding and prepare an acquisition strategy for park/open space areas identified on the Community Plan Map for parks and recreational facilities in South Maui. The strategy will address planning, development, acquisition and maintenance of areas with a priority on beach park expansion.

- **Everett Dowling made a motion to adopt Action 2.03; Jennifer Sullivan seconded the motion.** Members discussed potential language changes, and **Vice Chair Kanahele requested a friendly amendment to include “like the acquisition of the Waipuiani Beach Park Reserve;” Everett accepted the friendly amendment. MOTION PASSED UNANIMOUSLY.**

10-MINUTE BREAK

Unfinished Business – Goal 2.2 | Safe, Healthy, Livable Communities for All Cont. (1:15:51 to 2:13:40 in meeting video)

Action 2.04 | Explore the feasibility of creating community gardens which could include fruit tree forests in parks and the feasibility of stewardship huis or community organizations running them.

- **Everett Dowling made a motion to adopt Action 2.04; Brian Ward seconded the motion.** Members discussed potential language changes, and **Cody Nemet requested a friendly amendment to change the language to “which could include agroforestry and fruit trees in parks;” Everett and Brian accepted the friendly amendment. MOTION PASSED UNANIMOUSLY.**

Action 2.05 | Explore the feasibility of providing overnight campsites within the region.

- **Everett Dowling made a motion to adopt Action 2.05 with amended language: “overnight campsites with restroom facilities.” Brian Ward seconded the motion. Vice Chair Kanahele requested a friendly amendment to change “Explore the feasibility of providing overnight campsites” to “Establish overnight campsites;” Everett and Brian accepted the friendly amendment.** Vice Chair Kanahele and members Everett Dowling and Tova Callender voted in favor of the motion, with members Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet, Keoki Pfaeltzer and Brian Ward opposed. Members Jennifer Sullivan and Wayne Nishiki abstained (which counts as a Yes vote.) **5-7, MOTION FAILED.**

- **Everett Dowling made a motion to adopt Action 2.05 with his original amendment: “Explore the feasibility of providing overnight campsites with restroom facilities within the region.” Jennifer Sullivan seconded the motion.** Members Tova Callender, Everett Dowling, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Vice Chair Kanahale opposed and Wayne Nishiki abstaining (which counts as a Yes vote). **11-1, MOTION PASSED.**

Action 2.06 | Work with the Department of Land and Natural Resources to document and map existing government trails, and identify missing links to improve connectivity and function with the ultimate goal of developing an active and usable network of public trails throughout South Maui.

- Members discussed language edits, with Planning staff input. **Keoki Pfaeltzer made a motion to adopt Action 2.06 with the following amendments: “Work with the Department of Land and Natural Resources to document and map existing government and historic access trails, and identify missing links to improve connectivity and encourage cultural practices.” Cody Nemet seconded the motion. MOTION PASSED UNANIMOUSLY.**

Action 2.07 | Work with the community to map and identify areas where public shoreline access needs to be preserved or expanded, including public rights-of-way and parking.

- **Everett Dowling made a motion to adopt Action 2.07; Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY.**

Before moving onto the next action item, **Everett Dowling made a motion to add a new action: “Restore public medial and lateral access to the shoreline along the entirety of the South Maui coast where mandated by HRS-115-4 and 115-5.” Jennifer Sullivan seconded the motion.** After some discussion, **Everett amended his motion to change “medial” to “perpendicular.” MOTION PASSED UNANIMOUSLY.**

Action 2.08 | Continue the work of the Waipu'ilani Beach Reserve Project (Grant G5522) to identify and implement an access and preservation plan for the Kīhei or Government Beach Reserve.

- **Vice Chair Kanahele made a motion to adopt Action 2.08 with added language at the end: "and help expedite the execution of the transfer of those Government Beach Reserve lands approved by Executive Order and the DLNR (April 2019) to the County of Maui." Everett Dowling seconded the motion, then requested a friendly amendment to strike "Grant G5522" from the language as recommended by Planning staff. Vice Chair Kanahele accepted the friendly amendment. MOTION PASSED UNANIMOUSLY.**

Action 2.09 | Develop a homelessness strategic plan for South Maui.

- **Vice Chair Kanahele made a motion to adopt Action 2.09 with added language at the end: "and use the Cost of Government Commission's Report on Homelessness in Maui County (April 2022) as a starting point for the creation of the plan." Everett Dowling seconded the motion. MOTION PASSED UNANIMOUSLY.**

Before moving onto the next action item, **Vice Chair Kanahele made a motion to add a new action based on testifier Stan Franco's action recommendations** (listed in orange on page 121 of [Chair Weltman's member input](#)). **Tova Callendar requested a friendly amendment to have the language split into three separate action items; Vice Chair Kanahele accepted the friendly amendment. Everett Dowling seconded the motion.** At this point, Chair Weltman asked to instead address each action item separately.

NEW Action | Build at least one managed encampment with proper sanitation and utilities for those with no or very low income.

- **Vice Chair Kanahele's motion and Everett Dowling's second carried over from the discussion immediately prior.** Members discussed language changes, and **Vice Chair Kanahele amended his motion to include the following edits: "Start off with building at least one managed *pu'uhonua* with proper sanitation and utilities for those with no or very low income."** Everett seconded the amended motion. **MOTION PASSED UNANIMOUSLY.**

5-MINUTE BREAK

Unfinished Business – Goal 2.2 | Safe, Healthy, Livable Communities for All Cont. (2:13:55 to END in meeting video)

NEW Action | Allow accessory dwelling units, conversion of vacant retail buildings, and other housing units to add to affordable housing units available in South Maui.

- Vice Chair Kanahale noted that the language sounds more like a policy than an action. Planning staff also noted that the County already allows accessory dwelling units, and provided suggested policy language. **Members agreed to defer discussion on the item to a later meeting when discussing policies.**

NEW Action | Encourage the creation of County policy to permit single family dwellings to be converted into duplex units.

- **Vice Chair Kanahale made a motion to adopt the language as a new action; Wayne Nishiki seconded the motion. MOTION PASSED UNANIMOUSLY.**

Action 2.10 | Develop a feasibility study for use and development of the County-owned parcel adjacent to the Kihei Police Station, taking into account the preservation of the wili wili forest, avoiding impacts to cultural resources, and minimizing grading due to geology.

- **Vice Chair Kanahale made a motion to adopt Action 2.10 with the following amendments: “Develop a feasibility study for use and development of the County-owned parcel adjacent to the Kihei Police Station as a passive park with emphasis on open space and preservation of natural habitat, taking into account the preservation of the remnant wili wili dryland forest, avoiding impacts to cultural resources, and minimizing grading to preserve natural topography and geology.” Wayne Nishiki seconded the motion.** Vice Chair Kanahale and members Tova Callender, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Everett Dowling opposed and Wayne Nishiki abstaining (which counts as a Yes vote). **11-1, MOTION PASSED.**

Action 2.11 | Partner with federal and state agencies, private landowners and community groups to develop a management plan for the shoreline areas of Keālia. The plan should address coastal resilience, recreation, resource conservation, possible relocation of North Kihei Road, and other applicable issues.

- **Everett Dowling made a motion to adopt Action 2.11; Keoki Pfaeltzer seconded the motion. Tova Callendar requested a friendly amendment to change “possible relocation” to “inevitable relocation;” Everett and Keoki accepted the friendly amendment. MOTION PASSED UNANIMOUSLY.**

Action 2.12 | Work with the Maui County Arborist Committee to designate as “Exceptional Trees” all trees, or groves of trees, that have historic or cultural value, represent an important community resource, or are exceptional by reason of age, rarity, location, size, aesthetic quality, or endemic qualities.

- **Cody Nemet made a motion to adopt Action 2.12; Keoki Pfaeltzer seconded the motion. MOTION PASSED UNANIMOUSLY.**

Action 2.13 | Develop a Tree Canopy Plan for South Maui. The plan will include: 1) an inventory and geospatial database of existing trees and canopy cover; 2) an analysis to determine the financial worth of existing trees, considering the replacement value based on size and age of trees, flood abatement, carbon dioxide sequestered, energy usage saved, reduced heat island temperatures, and increased property values, etc.; and 3) a goal for canopy cover increase and strategy to monitor progress and build a program to achieve the goal. Important considerations include providing full canopy trees along roadways, pedestrian and bike paths, and in parking lots.

- **Vice Chair Kanahale made a motion to adopt Action 2.13 with added language at the end: “and 4) Require Parking lot trees that fall under MCC Chapter 19.36B.080 Landscaping be adequately maintained to provide a minimum of 50% canopy coverage of the hardscape.” Mike Moran seconded the motion. Cody Nemet requested a friendly amendment to add the following language: “Important considerations include providing full canopy trees along roadways, pedestrian and bike ways, and in parking lots and favoring native and endemic trees of this region.” Vice Chair Kanahale and Mike accepted Cody’s friendly amendment. MOTION PASSED UNANIMOUSLY.**

Action 2.14 | Work with Maui County Arborist Committee to provide training for arborists on maintaining full canopy trees.

- **Vice Chair Kanahale made a motion to adopt Action 2.14 with the word “Committee” removed; Cody Nemet seconded the motion. MOTION PASSED UNANIMOUSLY.**

NEXT MEETING IS ON DECEMBER 21, 2022. MEETING ADJOURNED AT 8:33 PM.

