

Meeting Minutes

Wednesday, December 7, 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: 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

NOTE: Due to poor audio quality on meeting video, the following meeting minutes primarily capture motions and votes. We apologize for the inconvenience.

Call to order

Opening, Introduction and Housekeeping (00:00 to 9:10 in meeting video)

Following member roll call and Chair Weltman's opening in Hawaiian, Cody Nemet spoke about his upbringing in the foster care system and his involvement in the Aloha 'Āina movement.

Chair Weltman noted that since the committee is falling behind the schedule, the month of December will be spent completing policies and actions for Goal 2.1 and Goal 2.2. Other housekeeping items included Mayor Victorino's appointment of Randol Leach to replace Tom Blackburn-Rodriguez, and a status update on confirming Kaleikoa Ka'eo as a speaker for a future meeting.

General Public Testimony (9:10 to 42:30 in meeting video)

Testifiers included Rory Frampton (9:50 to 20:32), House Maui Initiative's Kate Blystone (20:40 to 25:27), Brandi Corpuz (25:40 to 34:54), Dean Frampton (35:46 to 38:08), and South Maui Councilmember-Elect Tom Cook (38:21 to 42:17).

Unfinished Business – Goal 2.2 | Safe, Healthy, Livable Communities for All (42:31 to 1:12:52 in meeting video)

Wayne Nishiki made a motion to adopt Policy 2.2.17 (with Planning Department edits); Vice Chair Kanahale seconded the motion. Vice Chair Kanahale and members Tova Callender, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Mike Moran, Cody Nemet, Wayne Nishiki, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Everett Dowling opposed. **10-1, MOTION PASSED.**

Wayne Nishiki made a motion to adopt Policy 2.2.19; Brian Ward seconded the motion. Members Wayne Nishiki, Mike Moran and Cody Nemet voted in favor of the motion, with Vice Chair Kanahale and members Tova Callender, Everett Dowling, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward opposed. **3-8, MOTION FAILED.**

Vice Chair Kanahale made a motion to change Policy 2.2.19 to an action, and to change 100 percent AMI to 140 percent AMI; Jennifer Sullivan seconded the motion. Vice Chair Kanahale and members Tova Callender, Everett Dowling, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Mike Moran, Cody Nemet, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Wayne Nishiki opposed and Keoki Pfaeltzer abstaining (which is counted as a Yes vote). **10-1, MOTION PASSED.**

Wayne Nishiki made a motion to adopt Policy 2.2.20; Everett Dowling seconded the motion. Members discussed adding language to the policy, but Wayne did not accept any amendments to his motion. Vice Chair Kanahale and all members opposed the motion. **MOTION FAILED UNANIMOUSLY.**

Cody Nemet made a motion to adopt Policy 2.2.20 with the following language added at the end: “and encourage the development of complete communities”; Everett Dowling seconded the motion. Vice Chair Kanahale and members Tova Callender, Everett Dowling, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Mike Moran, Cody Nemet, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Wayne Nishiki opposed. **10-1, MOTION PASSED.**

Everett Dowling made a motion to accept the language as amended by the Planning Department and adopt Policy 2.2.21; Wayne Nishiki seconded the motion. Members discussed language edits, and **Everett accepted a friendly amendment to include the word “planned” before “infill development;” Wayne seconded the amended motion.** **MOTION PASSED UNANIMOUSLY.**

10-MINUTE BREAK

Unfinished Business – Goal 2.2 | Safe, Healthy, Livable Communities for All Cont. (1:13:05 to 1:58:22 in meeting video)

Wayne Nishiki made a motion to adopt Policy 2.2.22; Jennifer Sullivan seconded the motion. Members discussed language edits, and decided on the following friendly amendment: “Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family, by not increasing vacation rentals that are outside hotel zoning or business resort commercial.” Wayne accepted the friendly amendment, and Jennifer seconded the amended motion. MOTION PASSED UNANIMOUSLY.

Wayne Nishiki made a motion to adopt Policy 2.2.23; Everett Dowling seconded the motion. MOTION PASSED UNANIMOUSLY.

Wayne Nishiki made a motion to accept the language as amended by the Planning Department and adopt Policy 2.2.24; Vice Chair Kanahale seconded the motion. After extended discussion, members agreed to have the Planning Department come up with an additional policy to address building workforce housing for ancestral/lineal descendants. Members then voted on the motion: Vice Chair Kanahale and members Tova Callender, Mike Moran, Cody Nemet, and Wayne Nishiki voted in favor of the motion, with members Everett Dowling, Lehuanani Huddleston-Hafoka, Jennifer Sullivan and Brian Ward opposed. Members Vernon Kalanikau and Keoki Pfaeltzer abstained (which counts as a Yes vote). 7-4, MOTION PASSED.

Wayne Nishiki made a motion to adopt Policy 2.2.25; Everett Dowling seconded the motion. Everett requested a friendly amendment to include “or Hawaii BuiltGreen” after LEED standard; Wayne accepted the friendly amendment. MOTION PASSED UNANIMOUSLY.

5-MINUTE BREAK

Unfinished Business – Goal 2.2 | Safe, Healthy, Livable Communities for All Cont. (1:58:53 to END in meeting video)

Everett Dowling made a motion to adopt Policy 2.2.26; Wayne Nishiki seconded the motion. MOTION PASSED UNANIMOUSLY.

Vice Chair Kanahele made a motion to add the following suggested policy from testifier Stan Franco: “Provide that all housing projects have a mixture of homes – rental and fee simple – to cater to people of all incomes.” Wayne Nishiki seconded the motion. After some discussion, members agreed that such a policy isn’t feasible; Vice Chair Kanahele withdrew his motion.

Everett Dowling made a motion to adopt Policy 2.2.27; Wayne Nishiki seconded the motion. After some discussion, members agreed that the policy might be inconsistent with the details of the new outdoor lighting bill that was recently passed by the Maui County Council; Everett withdrew his motion.

Jennifer Sullivan made a motion to strike Policy 2.2.27; Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY.

Jennifer Sullivan made a motion to adopt Policy 2.2.28, with the word “required” changed to “intended” as suggested by testifier Rory Frampton; Everett Dowling seconded the motion. Vice Chair Kanahele requested a friendly amendment to include the following language: “Agricultural land within the growth boundaries should only be converted to urban or rural designations with the exception of prime Ag land and unique Ag land”. Members agreed to defer the motion and further discussion until the Planning Department can provide a map so that members can make a better-informed decision. Jennifer withdrew her motion.

Wayne Nishiki made a motion to adopt Policy 2.2.29; Keoki Pfaeltzer seconded the motion. Vice Chair Kanahele and members Tova Callender, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Mike Moran, Cody Nemet, Wayne Nishiki, and Keoki Pfaeltzer voted in favor of the motion, with members Everett Dowling, Jennifer Sullivan and Brian Ward opposed. 8-3, MOTION PASSED.

Everett Dowling made a motion to adopt Policy 2.2.30; Wayne Nishiki seconded the motion. MOTION PASSED UNANIMOUSLY.

Everett Dowling made a motion to adopt Policy 2.2.31; Wayne Nishiki seconded the motion. Tova Callender requested a friendly amendment to include the following language, which was suggested by testifier Brandi Corpuz: “Access should be maintained in a culturally sensitive way, and in a way that is protective of wetlands.” Everett accepted the friendly amendment, but Wayne did not. Vice Chair Kanahale and members Tova Callender, Everett Dowling and Wayne Nishiki voted in favor of the motion, with members Lehuanani Huddleston-Hafoka, Mike Moran, Cody Nemet, Jennifer Sullivan and Brian Ward opposed. Members Vernon Kalanikau and Keoki Pfaeltzer abstained (which counts as a Yes vote). **6-5, MOTION PASSED.**

After some discussion, **Lehuanani Huddleston-Hafoka made a motion to amend the first sentence of Policy 2.2.31 to the following: “Require that new and existing shoreline development maintain public shoreline access in a culturally sensitive way, with an emphasis with protecting wetlands within the specific areas.” Jennifer Sullivan seconded the motion.** Vice Chair Kanahale and members Tova Callender, Everett Dowling, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Mike Moran, Cody Nemet, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Wayne Nishiki opposed. **10-1, MOTION PASSED.**

Wayne Nishiki made a motion to accept the language as amended by the Planning Department and adopt Policy 2.2.32; Vice Chair Kanahale seconded the motion. MOTION PASSED UNANIMOUSLY.

NEXT MEETING IS ON DECEMBER 14, 2022. MEETING ADJOURNED AT 8:52 PM.

