

Meeting Minutes

Wednesday, February 1, 2023

[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, Brian Ward

Absent: Jennifer Sullivan

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

Jacky Takakura, Program Administrator

Karen Comcowich, Planner

Kawika Farm, Cultural Resources Planner

County of Maui – Department of Public Works

Jordan Molina, Director

Call to order at 5:30 p.m.

Opening, Introduction and Housekeeping (00:23 to 11:27 in meeting video)

Following member roll call, Jacky Takakura spoke about the draft schedule sent to members the previous day, and provided suggestions for keeping meetings efficient so that members could complete their review in a timely fashion. Chair Weltman gave an opening in Hawaiian, and Vice Chair Kanahale spoke about his family background and his philosophical approach to the CPAC process.

Other housekeeping items included livestreaming, having Vice Chair Kanahale chair the next meeting during Chair Weltman's absence, and clarifying the draft schedule's one-month extension.

Review and Recommendations for Goal 2.4 | Mauka to Makai Watershed Management (11:40 to 1:19:40 in meeting video)

Members reviewed policies for Goal 2.4.

POLICIES

2.4.5 | Gulches as identified in the map in Figure 3.17 (pg. 106) of this Plan, must remain in open space and no new permanent structures may be developed in or within 100 feet of the top of the bank of identified gulches unless low-impact development strategies are implemented to prevent stormwater runoff.

- **Tova Callender made a motion to adopt Policy 2.4.5 with the suggested additions from her [member input handout](#): “Gulches, specifically Pohakea, Waikapu, Waiakoa, Kulanihakoi, Waipuilani, Waimahaihai, Lilioholo, Keawekapu, Wailea and Kapuakea, as identified in the map in Figure 3.17 (pg. 106) of this Plan, must remain in open space and no new permanent structures, with the exception of roadways and utilities, may be developed in or within 100 feet of the top of the bank of identified gulches unless low-impact development strategies are implemented to prevent stormwater runoff.” Mike Moran seconded the motion. Vice Chair Kanahale requested a friendly amendment to add Kama’ole Gulch to the list of gulches; Tova and Mike accepted the friendly amendment. Tova then made an amendment to her motion, changing the language of the latter section of the policy to the following: “[...] may be developed in or within 100 feet of the 100-year flood inundation zone.” She also amended the opening “Gulches” to “Drainage ways.” Mike accepted both amendments. Vice Chair Kanahale and members Tova Callender, Randol Leach and Mike Moran voted in favor of the motion, with Everett Dowling, Lehuanani Huddleston-Hafoka, Wayne Nishiki and Brian Ward opposed. Members Vernon Kalanikau, Cody Nemet and Keoki Pfaeltzer abstained (which counts as yes votes). **7-4, MOTION PASSED.** ([12:24 to 1:00:08](#))**

2.4.6 | To reduce sediment loss and protect water quality, redevelopment and new development shall be encouraged to improve degraded areas by planting appropriate native plants.

- **Tova Callender made a motion to adopt Policy 2.4.6 with the addition of “ecologically advantageous non-invasive” before “appropriate native plants.”** Mike Moran seconded the motion. Vice Chair Kanahale requested a friendly amendment to add “prioritize” before “appropriate native plants;” Tova and Mike accepted the friendly amendment. Based on these language proposals, Karen reworded the policy to the following: “**To reduce sediment loss and protect water quality, redevelopment and new development shall prioritize planting appropriate native plants or ecologically advantageous non-invasive plants to improve degraded areas.**” Vice Chair Kanahale and members Tova Callender, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Randol Leach, Mike Moran, Keoki Pfaeltzer, Brian Ward voted in favor of the motion, with Everett Dowling and Wayne Nishiki opposed. Cody Nemet abstained from voting (which counts as a yes vote). **9-2, MOTION PASSED.** ([1:00:09 to 1:19:35](#))

10-MINUTE BREAK

Review and Recommendations for Goal 2.4 | Mauka to Makai Watershed Management Cont. (1:19:54 to END in meeting video)

Before moving onto the next policy, **Lehuanani Huddleston-Hafoka** made a motion to reconsider **Policy 2.4.6**; **Brian Ward** seconded the motion. **MOTION PASSED UNANIMOUSLY**. After some discussion, **Lehuanani** then made a motion to amend the text to the following: **“To reduce sediment loss and protect water quality, redevelopment and new development shall prioritize planting appropriate native plants to improve degraded areas and as needed ecologically advantageous non-invasive plants.”** **Brian Ward** seconded the motion. **Everett Dowling** requested a friendly amendment to add **“on site”** after **“degraded areas;”** **Lehuanani** and **Brian** accepted the friendly amendment. **MOTION PASSED UNANIMOUSLY. (1:20:13 to 1:27:19)**

2.4.7 | To support watershed management and protect water quality, redevelopment and new development shall be encouraged to avoid, minimize, and mitigate impacts to the existing surface and groundwater hydrology. Wetland, wetland buffers, and recharge area conservation and restoration will be prioritized.

- **Mike Moran** made a motion to adopt **Policy 2.4.7** as written; **Everett Dowling** seconded the motion. **Vice Chair Kanahale** requested a friendly amendment to change **“encouraged”** to **“required;”** **Mike** and **Everett** accepted the friendly amendment. **MOTION PASSED UNANIMOUSLY. (1:27:20 to 1:30:17)**

2.4.8 | Encourage reestablishing historic hydrology and management of hydrologically connected systems where appropriate.

- **Everett Dowling** made a motion to delete **Policy 2.4.8**; no one seconded the motion, so **Everett** withdrew his motion. **Lehuanani Huddleston-Hafoka** made a motion to adopt **Policy 2.4.8**; **Everett** seconded the motion. **MOTION PASSED UNANIMOUSLY. (1:30:20 to 1:33:54)**

2.4.9 | Preserve and protect native coastal vegetation and coastal processes by:

- a) ~~Appropriately regulating and limiting development in the shoreline setback area;~~
 - b) Requiring all proposed shoreline developments to use native coastal vegetation in landscaping;
 - c) Encouraging dune restoration and native planting efforts, and limit irrigation;
 - d) Supporting regional beach management at the beach cell level.
- **Tova Callender made a motion to adopt Policy 2.4.9 with the Planning Department’s revision (removal of a.), as well as the following amended language for point b: “Requiring all proposed shoreline developments prioritize planting appropriate native plants and as needed ecologically advantageous non-invasive plants”, and amended language for point c: “[...] and limit irrigation to plant establishment period.” Vice Chair Kanahale seconded the motion. MOTION PASSED UNANIMOUSLY. (1:34:04 to 1:42:33)**

2.4.10 | Require new development and redevelopment to include native and endemic plants appropriate for the microclimate to conserve water, provide shade, beauty, and reduce sediment runoff. All new landscaping must minimize irrigation needs.

- **Everett Dowling made a motion to approve Policy 2.4.10 as written, with the addition of “potable water” before “irrigation needs;” Tova Callender seconded the motion, then requested a friendly amendment to change the language to “Require new development and redevelopment to include appropriate native plants and as needed ecologically advantageous non-invasive plants appropriate for the microclimate [...]” Everett accepted the friendly amendment. MOTION PASSED UNANIMOUSLY. (1:42:36 to 1:46:06)**

2.4.11 | Require affordable housing using Chapter 201H, Hawaii Revised Statutes 2.96 or 2.97, MCC process to be outside the Special Flood Hazard Areas (SFHA), which includes V, VE, A, AO, AH, and AE.

- **Lehuanani Huddleston-Hafoka made a motion to adopt Policy 2.4.11; Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY. (1:46:11 to 1:54:09)**

2.4.12 | Protect and preserve open space areas as important assets of the region. Habitat connectivity for native species, watersheds, undeveloped shoreline areas, and other environmentally sensitive areas will be preserved.

- **Tova Callender made a motion to adopt Policy 2.4.12 with the following amendments from her member input handout: “Protect and preserve open space areas as important assets of the region. Habitat connectivity for native species, watersheds, undeveloped shoreline areas, wetlands and other environmentally and culturally sensitive areas will be preserved.” Brian Ward seconded the motion. Everett Dowling requested a friendly amendment to change “open space areas” to “areas designated open space;” Tova and Brian accepted the friendly amendment. MOTION PASSED UNANIMOUSLY. ([1:54:11 to 2:01:46](#))**

2.4.13 | Require the implementation of low-impact development practices in developments in South Maui to reduce stormwater runoff and protect water quality. Encourage management of flows that are greater than the five-year storm event to retain, filter, and sink as much stormwater through low-impact design as feasible on site.

- **Everett Dowling made a motion to adopt Policy 2.4.13 using a combination of Tova Callender’s proposed language and his own addition: “Require the implementation of low-impact development or permaculture design practices where appropriate in developments in South Maui to reduce stormwater runoff and protect water quality. ~~Encourage~~ Require management of flows that are greater than the five-year storm event to retain, filter, and sink as much stormwater and remove pollutants through low-impact design or permaculture design as feasible on site.” Brian seconded the motion. MOTION PASSED UNANIMOUSLY. ([2:01:49 to 2:10:16](#))**

2.4.14 | Encourage the provision of public restrooms in major parks and public spaces and explore implementing composting toilets.

- **Everett Dowling made a motion to adopt Policy 2.4.14 and move it to Goal 2.2’s Parks section; Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY. ([2:10:25 to 2:12:24](#))**

2.4.15 | Encourage new shoreline developments and redevelopments to include public restrooms near beach access points to improve ocean water quality.

- **Lehuanani Huddleston-Hafoka made a motion to adopt 2.4.15 with the addition of “or improvements” after “redevelopments;” Everett Dowling seconded the motion. MOTION PASSED UNANIMOUSLY. ([2:12:33 to 2:23:26](#))**

Members briefly discussed additional policies ([2:23:26 to 2:25:01](#)) before **Cody Nemet** made a motion to revisit Policy 2.4.15. **Keoki Pfaeltzer** seconded the motion; **MOTION PASSED UNANIMOUSLY**. **Cody** then made a motion to repeal and delete Policy 2.4.15; **Keoki Pfaeltzer** seconded the motion. **Tova Callender** requested a friendly amendment to keep the policy, but include “except Makena State Park” after “beach access points;” **Cody** accepted the friendly amendment. After further discussion and at Planning staff’s suggestion, **Cody Nemet** amended his motion to keep Policy 2.4.15 as is, and create a new policy (2.4.16) with the following language: “Discourage restrooms at Makena State Park until the technology has improved and will not degrade water quality.” **Keoki Pfaeltzer** seconded the motion. **MOTION PASSED UNANIMOUSLY**. ([2:25:16 to 2:46:21](#))

Members discussed potential additional policies. **Everett Dowling** made a motion to add a new policy: “Require coordination between South Maui and Upcountry groups in discussing planning and managing the South Maui watershed.” **Tova Callender** seconded the motion. **Everett** amended his motion to change “Require” to “Encourage;” **Tova** accepted the amendment. **Vice Chair Kanahale** requested a friendly amendment to change “South Maui watershed” to “Kula and Honua’ula Watersheds;” **Everett** and **Tova** accepted the amendment. **MOTION PASSED UNANIMOUSLY**. ([2:46:31 to 2:53:40](#))

NEXT MEETING IS ON FEBRUARY 8, 2023. MEETING ADJOURNED AT 8:35 PM.

