

Meeting Minutes

Wednesday, March 8, 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, Jennifer Sullivan, Brian Ward

Absent: None

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

Karen Comcowich, Planner

Kawika Farm, Cultural Resources Planner

County of Maui – Planning Department

Garrett Smith, Deputy Director

Call to order at 5:30 p.m.

Roll Call, Introduction and Housekeeping (00:27 to 3:24 in meeting video)

Following member roll call and Chair Weltman's opening in Hawaiian, Vice Chair Kanahale made a motion to change the agenda to start with item B.2 (Review and Recommendations for Goal 2.4 | Mauka to Makai Watershed Management); Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY.

Public Testimony for Goals 2.3 and 2.4 (3:27 to 21:24 in meeting video)

Testifiers included Lucienne De Naie ([4:08 to 7:22](#)), Tapani Vuori ([7:30 to 20:00](#)), and Larry Stevens ([20:08 to 21:04](#)).

Review and Recommendations for Goal 2.4 | Mauka to Makai Watershed Management (21:24 to 59:48 in meeting video)

Members reviewed additional actions for Goal 2.4 as proposed by the Planning Department and testifiers.

ACTIONS

Vice Chair Kanahale made a motion to adopt a new action as proposed by the Planning Department: "Provide resources for the protection and rehabilitation of riparian zones and feral ungulate fencing and native plants." Tova Callender seconded the motion. MOTION PASSED UNANIMOUSLY. ([23:19 to 24:11](#))

Following member discussion, Tova Callender made a motion to adopt a new action "Accelerate funding for R-1 reuse on the landscape to mitigate for axis deer damage, recharge depleted aquifers and provide forage for livestock (local food security)." Vice Chair Kanahale seconded the motion. MOTION PASSED UNANIMOUSLY. ([24:11 to 28:48](#))

Following member discussion and input from Lucienne De Naie as well as Planning Department staff, Mike Moran made a motion to adopt a new action based on [Charlene Schulenburg's written testimony](#): "Purchase wetlands TMKs 3-9-001-162, 3-9-062-019, 3-9-001-164, 3-9-001-007, 3-9-059-001, 3-9-058-061, and 3-9-046-011 and designate as Open Space-protected lands in perpetuity." Vice Chair Kanahale seconded the motion. Following more discussion about language and several friendly amendments from members, the following language was agreed upon: "Explore the feasibility of purchasing flood prone parcels under the threat of condemnation, such as TMKs 3-9-001-162, 3-9-062-019, 3-9-001-164, 3-9-001-007, 3-9-059-001, 3-9-058-061, and 3-9-046-011 and designate as Open Space-protected lands in perpetuity." MOTION PASSED UNANIMOUSLY. ([28:50 to 58:41](#))

5- MINUTE BREAK

Review and Recommendations for Goal 2.4 | Mauka to Makai Watershed Management Cont. ([1:00:00 to 1:44:53](#) in meeting video)

Members reviewed the remaining actions for Goal 2.4.

Action 4.13 | Develop a mitigation plan for Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties within South Maui that includes raising building elevation, relocation, flood proofing, transfer of development rights, or buyout.

- Tova Callender made a motion to adopt Action 4.13; Mike Moran seconded the motion. Brian Ward requested a friendly amendment to include "and implement" after "Develop"; Tova accepted the friendly amendment. MOTION PASSED UNANIMOUSLY. ([1:00:06 to 1:04:04](#))

Action 4.14 | Propose amendments to the Maui County Code flood hazard ordinance to implement more strict NFIP Substantial Improvement regulations for properties in SFHA, including modifying the timeframe to 20 years to make it more difficult for older improvements to “expire” and no longer count towards the substantial improvement timeline.

- **Everett Dowling made a motion to adopt Action 4.14; Tova Callender seconded the motion. Brian Ward requested a friendly amendment to change “Propose” to “Identify and adopt”; Everett and Tova accepted the friendly amendment. MOTION PASSED UNANIMOUSLY. (1:04:04 to 1:09:56)**

Action 4.15 | Coordinate with Maui County Floodplain Manager to pursue funding opportunities from organizations like FEMA’s Building Resilient Infrastructure and Communities program for community-wide flood mitigation projects and support implementation of nature-based solutions to enhance ecosystems and reduce flood risks.

- **Everett Dowling made a motion to adopt Action 4.15; Tova Callender seconded the motion. Cody Nemet requested a friendly amendment to change “support implementation” to “include implementation”; Everett and Tova accepted the friendly amendment. Vice Chair Kanahale requested a friendly amendment to add “and natural infrastructure” after “nature-based solutions”; Everett and Tova accepted the friendly amendment. MOTION PASSED UNANIMOUSLY. (1:09:57 to 1:11:43)**

Before moving onto the next action, **Everett Dowling made a motion to adopt a new action similar to Action 4.15, but for a mauka-makai flood mitigation project that acts as a stepping stone to a community-wide project. Brian Ward seconded the motion. Following member discussion, the following language was proposed: “Identify and implement a pilot flood mitigation project that includes implementation of nature-based solutions and natural infrastructure to enhance ecosystems and reduce flood risks mauka to makai. Evaluate the results for other projects.” MOTION PASSED UNANIMOUSLY. (1:11:46 to 1:15:46)**

Action 4.16 | Leverage existing erosion and sea level rise studies to develop and implement localized beach management and coastal adaptation plans.

- **Tova Callender made a motion to adopt Action 4.16 with the addition of “including managed retreat” at the end; Keoki Pfaeltzer seconded the motion. Cody Nemet requested a friendly amended to include “including kilo ‘āina” after “sea level rise studies”; Tova and Keoki accepted the friendly amendment. MOTION PASSED UNANIMOUSLY. (1:15:57 to 1:18:56)**

Action 4.17 | Prepare an overall improvement plan for county parks that includes a description of proposed facility improvements and approaches to reducing the environmental impact of park facilities.

- **Keoki Pfaeltzer made a motion to adopt Action 4.17 and move it to the Parks section of Goal 2.2 (Safe, Healthy, Livable Communities for All); Brian Ward seconded the motion, then requested a friendly amended to include “and implement” after “Prepare”. Keoki accepted the friendly amendment. Brian then requested another friendly amendment to change “reducing” to “mitigating”; Keoki accepted the friendly amendment. MOTION PASSED UNANIMOUSLY. ([1:19:03 to 1:26:33](#))**

Tova Callender made a motion to create a new action regarding creating a database of impacts of coastal hazards; Lehuanani Huddleston-Hafoka seconded the motion. Following member discussion and friendly amendments, the following language was proposed: “Create a data base of impacts from coastal hazards, such as flooding, wave run-up, erosion and other relevant data to inform mitigation and avoid future impacts.” MOTION PASSED UNANIMOUSLY. ([1:27:15 to 1:37:34](#))

Cody Nemet made a motion to create a new action: “Priotize the safeguard of our native sea banks as a long term solution for coastal resilience and runoff.” Following member discussion, the language was changed to the following: “Create, implement, and fund plans to allow native seed banks the time needed to grow and spread, adding to long term coastal resilience and preventing runoff.” MOTION PASSED UNANIMOUSLY. ([1:37:38 to 1:44:37](#))

Review and Recommendations for Goal 2.3 | Ready and Resilient Systems ([1:45:12 to 1:55:49](#) in meeting video)

Member reviewed the remaining policies for Goal 2.3.

POLICIES

Policy 2.3.16 | New developments in South Maui, including projects developed under Chapter 201H, Hawai'i Revised Statutes, and Chapter 2.96 and 2.97, MCC, must connect to County or private recycled water distribution systems when available; if recycled water infrastructure is not readily available, developments shall be designed to allow for future connections.

- **Everett Dowling made a motion to adopt Policy 2.3.16; Tova Callender seconded the motion. MOTION PASSED UNANIMOUSLY. ([1:46:37 to 1:50:52](#))**

Policy 2.3.17 | Support the use of gray water and recycled water in County parks and community gardens.

- **Vice Chair Kanahele made a motion to adopt Policy 2.3.17 with the language from Natalie Harcrow (Maui Tomorrow)'s testimony: "Require the use of gray water and recycled water in County parks and community gardens when safe and appropriate to do so."; Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY. (1:50:56 to 1:55:44)**

5-MINUTE BREAK

Review and Recommendations for Goal 2.3 | Ready and Resilient Systems Cont. (1:55:55 to 2:46:28 in meeting video)

Policy 2.3.18 | Support amendments to the Maui Island Plan and Community Plan, and changes in Zoning, for the acquisition of land outside of the SLR-XA for the construction of a new wastewater collection system and treatment options to serve the Mā'alaea area.

- **Keoki Pfaeltzer made a motion to adopt Policy 2.3.18; Brian Wards seconded the motion. MOTION PASSED UNANIMOUSLY. (1:55:55 to 2:01:47)**

Policy 2.3.19 | Support the transition of the Mā'alaea area away from the use of wastewater injection wells to a new system that increases treatment and provides better options for reuse or disposal of wastewater.

- **Everett Dowling made a motion to adopt Policy 2.3.19 using the language from Natalie Harcrow (Maui Tomorrow)'s testimony: "Eliminate the use of wastewater injection wells in Ma'alaea through the transition to the new system that increases the disinfection level and treatment capacity to provide better options for reuse or disposal of wastewater." Keoki Pfaeltzer seconded the motion. MOTION PASSED UNANIMOUSLY. (2:01:49 to 2:05:53)**

Everett Dowling made a motion to adopt a new policy: "Engineer and acquire necessary easements and fund the construction of a recycled waterline from the Kihei Treatment Plant to the intersection of Wailea Alanui and Kauha'a Street." At Planning staff's suggestion, Everett decided to make it an action instead. (2:06:15 to 2:08:31)

Everett Dowling made a motion to adopt a new policy: "Eliminate the use of wastewater injection wells in South Maui to reduce ocean pollution by expanding the recycled water distribution system infrastructure and increasing the quality of disinfection." Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY. (2:09:03 to 2:11:55)

Everett Dowling made a motion to adopt a new policy: “Support the engineering and acquisition of necessary easements to provide sewer service to Maui Meadows.” Tova Callender seconded the motion. Following member discussion and several friendly amendments, the following language was proposed: “Support the conversion of cesspools to a regional wastewater treatment system or environmentally appropriate alternatives primarily in Maalaea and Maui Meadows by 2030 as recommended by the State’s Cesspool Conversion Working Group. Explore the use of state and county grants, as well as a County Improvement District, to help finance the conversions.” Members then decided to make it an action instead. ([2:12:23 to 2:24:52](#))

Brian Ward made a motion to adopt a new policy: “Support the expansion of recycled water distribution.” Jennifer Sullivan seconded the motion. Following member discussion and several friendly amendments, **the following language was proposed: “Support the expansion of the innovative techniques for better utilization of R-1 water via techniques such as efficient distribution systems, scalping facilities, natural earth filtering systems, and recycled water storage ponds and lagoons.”** Vice Chair Kanahale and 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 Wayne Nishiki opposed. **11-1, MOTION PASSED.** ([2:28:04 to 2:46:05](#))

5-MINUTE BREAK

Review and Recommendations for Goal 2.3 | Ready and Resilient Systems Cont. ([2:46:33 to 3:14:28](#) in meeting video)

Members began their review of actions in Goal 2.3.

ACTIONS

Action 3.01 | Conduct a detailed vulnerability assessment of all existing County infrastructure and facilities in South Maui that are within the State-recognized SLRXA and subject to other coastal hazards to determine if relocation, retrofitting or protective measures are needed. Coordinate with the State on key State infrastructure and facilities such as highways. Integrate the assessment's findings into current and future plans and projects, as applicable. Establish adaptive management program to monitor progress.

- **Everett Dowling made a motion to adopt Action 3.01; Lehuanani Huddleston-Hafoka seconded the motion. Everett amended his motion to change “Coordinate with the State on key State State infrastructure and facilities such as highways” to “Coordinate with the State as needed.” Lehuanani seconded the amendment. MOTION PASSED UNANIMOUSLY.** ([2:46:33 to 2:52:02](#))

Action 3.02 | Conduct a feasibility study to identify areas that could support a managed relocation strategy in South Maui. Include an analysis of alternatives and interim steps to achieve managed relocation, incentives for proactive relocation, and zoning code changes needed to adjust land uses or transfer of development rights. Consider developing programmatic environmental documents, policies, and regulations as needed to assist in incentivizing and implementing managed relocation.

- **Everett Dowling made a motion to adopt Action 3.02 with the revision of “Develop” instead of “Consider developing.” Brian Ward seconded the motion, then requested a friendly amendment to add “and implement” to “Consider developing”; Everett accepted the friendly amendment. MOTION PASSED UNANIMOUSLY. ([2:52:06 to 2:54:24](#))**

Action 3.03 | Develop and provide regional and site specific, proactive guidance on managed relocation strategies to owners of at-risk properties in South Maui. Identify environmental conditions to support site specific management planning as well as legal and policy needs to facilitate implementation and address barriers.

- **Everett Dowling made a motion to adopt Action 3.03; Tova Callender seconded the motion. MOTION PASSED UNANIMOUSLY. ([2:54:51 to 2:59:26](#))**

Action 3.04 | Obtain funding to train existing staff and hire more County staff to expand and develop expertise in managed coastal retreat.

- **Everett Dowling made a motion to adopt Action 3.04; Jennifer Sullivan seconded the motion. MOTION PASSED UNANIMOUSLY. ([2:59:39 to 3:00:39](#))**

Action 3.05 | Integrate the State recognized SLR-XA into South Maui capital improvement planning and projects for all County departments and public facilities to prioritize relocation and avoid irrevocable investment of resources in high-risk areas.

- **Tova Callender made a motion to adopt Action 3.05; Everett Dowling seconded the motion. MOTION PASSED UNANIMOUSLY. ([3:00:39 to 3:01:34](#))**

Action 3.06 | Work with the Department of Management, the State Department of Health Clean Water Branch, and property owners to identify next steps in addressing sea level rise impacts to on-site disposal systems (i.e. cesspool and septic systems) and develop conversion or connection plans by 2050 per State Act 125.

- **Chair Weltman requested that the language in Everett’s earlier motion in policy discussion (2:12:23 to 2:24:52) be combined with Action 3.06. Following member discussion, the following language was proposed: “Identify the location of and support the conversion of cesspools to a regional wastewater treatment system or environmentally appropriate alternatives primarily in Ma’alaea and Maui Meadows by 2030 as recommended by the State’s Cesspool Conversion Working Group. Explore the use of state and county grants, as well as a County Improvement District, to help finance the conversions.” MOTION PASSED UNANIMOUSLY. (3:01:34 to 3:14:28)**

Other Committee Business – Request for a Three-Month Extension to County Council (3:14:31 to END in meeting video)

Brian Ward made a motion to accept the Request for a Three-Month Extension letter to County Council as written; Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY.

NEXT MEETING IS ON MARCH 15, 2023. MEETING RECESSED AT 9:00 PM.

