

# Meeting Minutes

## Wednesday, April 12, 2023

[Hyperlink to video](#)

### Community Plan Advisory Committee

**Attending:** Chair Rob Weltman, Vice Chair Daniel Kanahele, Tova Callender, Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet Wayne Nishiki, Keoki Pfaeltzer, Jennifer Sullivan, Brian Ward (arrived late)

**Absent:** Everett Dowling, Lehuanani Huddleston-Hafoka

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

Jacky Takakura, Planning Program Administrator

Karen Comcowich, Senior Planner

Kawika Farm, Cultural Resources Planner

### RECONVENED FROM APRIL 5 MEETING

Call to order at 5:30 p.m.

### **Roll Call, Introduction and Housekeeping (00:28 to 6:26 in meeting video)**

Following member roll call and his opening in Hawaiian, Chair Weltman briefly went over the evening's agenda. Other housekeeping items included Mike Moran's brief report on County Council budget meetings that four CPAC members attended, per Sunshine Law requirements; Wayne Nishiki's request to have Mayor Bissen invited to a future meeting to share his thoughts about where housing should be put in South Kihei; and the meeting schedule moving forward.

Before moving onto the next agenda item, Vice Chair Kanahele read aloud the vision statement for the Draft South Maui Community Plan.

### **Review of All Policies and Actions (6:27 to 1:02:50 in meeting video)**

Members continued from where they left off at the previous meeting with their review of all policies and actions, using [Chair Weltman's member input](#) as reference.

### GOAL 2.3 ACTIONS

Chair Weltman noted minor typos and grammatical errors in Actions 3.09, 3.10, and 3.15.

## GOAL 2.4 POLICIES

Policy 2.4.5 | For redevelopment, gulches and drainage ways 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 and drainage ways unless low-impact development strategies are implemented to prevent stormwater runoff, including but not limited to Mā'alaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihāko'i, Waipu'ilani, Waimāha'iha'i, Lilioholo, Keawakapu, Wailea, Kama'ole, and Kapunakea. (7:30 to 8:47)

- **Vice Chair Kanahale made a motion to add “gulches” to the end of the policy; Tova Callender seconded the motion. MOTION PASSED UNANIMOUSLY.**

Policy 2.4.5b | For new developments and subdivisions, gulches and drainage ways 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 and drainage ways, with the exception of public bridge crossings and public utilities, including but not limited to Mā'alaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihāko'i, Waipu'ilani, Waimāha'iha'i, Lilioholo, Keawakapu, Wailea, Kama'ole, and Kapunakea. (8:48 to 9:19)

- **Vice Chair Kanahale made a motion to add “gulches” to the end of the policy; Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY.**

Policy 2.4.15 | Encourage new shoreline developments and redevelopments or improvements to include public restrooms near beach access points to improve ocean water quality. (9:23 to 15:55)

- **Mike Moran made a motion to amend Policy 2.4.15 to the following: “Any new shoreline developments and redevelopments or improvements are to include [...]” Tova Callender seconded the motion. Following Planning staff input, Mike amended his motion to include “[...] improvements should be encouraged to include [...]” MOTION PASSED UNANIMOUSLY.**

**Mike Moran made a motion to adopt a new policy: “Fund the Makena wastewater infrastructure to Makena State Park, and connect all properties that are currently on all cesspools to the extended sewer line.” Brian Ward seconded the motion. Planning staff noted that the language “Fund” would make this an action item, not a policy. Following discussion and several friendly amendments, members came up with the following proposed language: “Fund the extension of the Makena wastewater infrastructure and connect all properties as far as feasible that are currently on-site waste disposal systems to the extended sewer line.” MOTION PASSED UNANIMOUSLY. (15:55 to 35:04)**

## GOAL 2.4 ACTIONS

Action 4.02 | Update and implement the Kīhei Drainage Master Plan for flood prevention to address coastal water quality protection and sensitive ecosystems management in South Maui. Update the plan with the findings presented in the Ecological Alternatives Analysis prepared by EcoSolutions LLC (2020) and the recommendations of the Southwest Maui Watershed Plan. Take into account the impacts that upland developments have downstream. Prioritize natural infrastructure, nature-based solutions, green infrastructure and low impact development where feasible, and consult with Native Hawaiian Organizations. ([35:12 to 41:31](#))

- **Vice Chair Kanahale made a motion to remove “where feasible”; Mike Moran seconded the motion. Vernon Kalanikau requested a friendly amendment to move Native Hawaiian organizations further up in the action, and Planning staff suggested the following language for the second sentence: “Update the plan in consultation with Native Hawaiian organizations, including the findings presented in the Ecological [..]” Vice Chair Kanahale and Mike accepted the friendly amendment. MOTION PASSED UNANIMOUSLY.**

Action 4.06b | Develop concept for and implement regional stormwater park in collaboration with County Parks, DPW, large landowners and the community. ([41:33 to 44:31](#))

- **Tova Callender made a motion to amend Action 4.06b to the following: “Develop concept for and implement a regional stormwater park mauka of Kīhei in collaboration with [..]” Vice Chair Kanahale seconded the motion. MOTION PASSED UNANIMOUSLY.**

Action 4.10 | Expand funding for Continue to fund a Dune Management Coordinator roles position for the island of Maui and fund the implementation of strategies for sand dune protection. ([44:36 to 49:06](#))

- **Tova Callender made a motion to fix the language to the following: “Expand funding for Dune Management Coordinator positions [..]”; Mike Moran seconded the motion. Following Planning staff input, the language was amended to “Expand funding for additional Dune Management [..]”. MOTION PASSED UNANIMOUSLY.**

Action 4.12 | Obtain funding and implement a program Continue to support Department of Health Quality Assurance Program Plan to water quality monitoring and care for all South Maui nearshore waters. ([49:13 to 51:33](#))

- **Tova Callender made a motion to amend the language to the following: “Obtain funding and implement a program in compliance with the Health Quality Assurance Program Plan [...]”; Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY.**

Action 4.11 | Create a South Maui Ridge to Reef Initiative (R2R) or other entities such as a non-profit to leverage resources across several agencies and community groups to implement actions to reduce land-based pollution that impacts coral reefs. ([51:38 to 52:53](#))

- **Vice Chair Kanahale made a motion to amend the language to the following: “Create a South Maui Ridge to Reef Initiative (R2R) or other non-profit entity to leverage resources [...]”; Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY.**

Action 3.06 | 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. ([52:57 to 59:41](#))

- Chair Weltman referenced [Vice Chair Kanahale’s testimony](#) for Action 3.06 regarding the 2030 date, which is not what the Cesspool Conversion Working Group recommended. He read aloud **proposed language from his own member input: “The State’s Cesspool Conversion Working Group urges conversion of all Maui Meadows cesspools by 2035 and all others in South Maui by 2030. 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. Explore the use of state and county grants, as well as a County Improvement District, to help finance the conversions.”**
- Vice Chair Kanahale recused himself from discussion and voting. **Mike Moran made a motion to adopt Chair Weltman’s proposed language; Brian Ward seconded the motion.** Following discussion, members voted: Tova Callender, Vernon Kalanikau, Randol Leach, Cody Nemet, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Wayne Nishiki opposed. **8-1, MOTION PASSED.**

Action 4.12c | Acquire wetland parcels, if necessary under the threat of condemnation, such as TMK 3-9-001-162, 3-9-062-019, 3-9001-164, 3-9-001-007, 3-9-059-001, 3-9-058-061, and 3-9-046011 and designate as Open Space-protected lands in perpetuity. ([1:00:09 to 1:02:46](#))

- **Vice Chair Kanahale made a motion to replace “such as” with “including”; Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY.**

## **10-MINUTE BREAK**

### **Review of All Policies and Actions Cont. (1:02:56 to 1:47:36 in meeting video)**

Action 4.12d | Explore the feasibility of obtaining the areas identified through the wetlands mapping study or other similar studies through conservation easements or acquiring through negotiation or under the threat of condemnation wetlands including but not limited to gulches, continuous, intermittent, and ephemeral streams, streams beds and flood plains and other flood prone parcels and designate as open space protected lands in perpetuity. ([1:03:05 to 1:05:28](#))

- **Mike Moran made a motion to strike “or other similar studies”; Tova Callender seconded the motion. MOTION PASSED UNANIMOUSLY.**

Chair Weltman noted some grammatical errors in Action 4.15.

**Members discussed language for a new action to accompany the new policy added by CPAC in Goal 2.5 (“Support the restoration of Pu’u Hele”). Keoki Pfaeltzer made a motion to adopt the following proposed language: “Fund a study for restoration of Pu’u Hele, in consultation with Native Hawaiian organizations.” Tova Callender seconded the motion. MOTION PASSED UNANIMOUSLY. ([1:06:11 to 1:11:03](#))**

Chair Weltman noted some grammatical errors in Actions 4.04b and 4.04c.

**Vice Chair Kanahale made a motion to adopt a new action: “Identify locations and funding sources to acquire land (if needed) and build cultural centers and museums in Kula and Honua’ula Kai”, and place it after Action 5.04c; Vernon Kalanikau seconded the motion. MOTION PASSED UNANIMOUSLY. ([1:11:29 to 1:21:13](#))**

**Brian Ward made a motion to adopt a new action: “Develop and implement a green waste collection and compost utilization program” and add it to Goal 2.2; Jennifer Sullivan seconded the motion. MOTION PASSED UNANIMOUSLY. ([1:21:25 to 1:26:36](#))**

**Brian Ward made a motion to adopt a new action: “Develop and implement a partnership program to remove recyclable products off-island for processing”; Tova Callender seconded the motion. Following member discussion, Brian agreed to defer his motion until Planning staff can do further research on the topic. He asked that Planning staff also do research on an additional similar motion he had originally planned to bring up following the one currently being discussed: “Develop and implement a green partnership with airlines and hotels to minimize one-use plastic use.” (1:26:38 to 1:45:20)**

Before moving onto the next agenda item, Chair Weltman confirmed that there will be a final review of all policies and actions before the CPAC process ends.

**Prioritize Draft South Maui Community Plan Actions (1:47:37 to 2:23:54 in meeting video)**

Members prioritized actions for all Goals. The following lists includes each action, the priority assigned, the member who made the motion, and the member who seconded the motion. **ALL MOTIONS WERE PASSED UNANIMOUSLY.** A list of the actions in their entirety can be seen by clicking on the hyperlinked Goal (in orange) at the top of each list.

**Goal 2.1 | A Complete, Balanced, Connected and Efficient Transportation Network (1:48:00 to 2:10:33)**

Action	Priority	Motion	Second	Notes
1.01	Medium	Mike Moran	Tova Callender	
1.02	Medium	Mike Moran	Keoki Pfaeltzer	
1.03	High	Jennifer Sullivan	Brian Ward	
1.03a	High	Keoki Pfaeltzer	Jennifer Sullivan	
1.03b	Medium	Brian Ward	Keoki Pfaeltzer	
1.03c	N/A	N/A	N/A	Action was not adopted
1.04	High	Vice Chair Kanahale	Brian Ward	
1.05	High	Mike Moran	Brian Ward	
1.07	Medium	Brian Ward	Mike Moran	Jennifer Sullivan proposed as low; Brian did not accept
1.08	Medium	Brian Ward	Vice Chair Kanahale	
1.10	High	Mike Moran	Keoki Pfaeltzer	
1.11	High	Randol Leach	Mike Moran	
1.11a	High	Mike Moran	Tova Callender	
1.12	High	Mike Moran	Keoki Pfaeltzer	

Action	Priority	Motion	Second	Notes
1.13	High	Mike Moran	Jennifer Sullivan	
1.14	Low	Brian Ward	Jennifer Sullivan	
1.15	Medium	Brian Ward	Keoki Pfaeltzer	
1.16	Medium	Brian Ward	Jennifer Sullivan	
1.17	Medium	Mike Moran	Brian Ward	
1.17a	Low	Brian Ward	Jennifer Sullivan	
1.17b	Medium	Tova Callender	Vernon Kalanikau	
1.17c	High	Tova Callender	Brian Ward	
1.17d	Medium	Vice Chair Kanahale	Brian Ward	

**Goal 2.2 | Safe, Healthy, Livable Communities for All (2:11:06 to 2:23:54)**

Action	Priority	Motion	Second	Notes
2.01	Low	Vice Chair Kanahale	Brian Ward	
2.02	Medium	Brian Ward	Vernon Kalanikau	
NEW	Medium	Vice Chair Kanahale	Brian Ward	
2.03	High	Keoki Pfaeltzer	Brian Ward	
2.04	Medium	Brian Ward	Vernon Kalanikau	
2.05	Medium	Vice Chair Kanahale	Cody Nemet	
2.06	Medium	Keoki Pfaeltzer	Brian Ward	
2.07	High	Brian Ward	Cody Nemet	
NEW	High	Brian Ward	Tova Callender	
2.08	High	Vice Chair Kanahale	Tova Callender	
NEW	Medium	Keoki Pfaeltzer	Cody Nemet	*4.17 moved*
2.09	High	Keoki Pfaeltzer	Brian Ward	
NEW	High	Vice Chair Kanahale	Keoki Pfaeltzer	
NEW	High	Tova Callender	Mike Moran	
NEW	Medium	Tova Callender	Cody Nemet	
2.10	High	Vice Chair Kanahale	Brian Ward	
2.11	High	Mike Moran	Cody Nemet	
2.12	Medium	Brian Ward	Cody Nemet	
2.13	Medium	Brian Ward	Tova Callender	
2.14	Medium	Tova Callender	Brian Ward	
NEW	High	Jennifer Sullivan	Brian Ward	Newly adopted action, see 1:21:25 to 1:26:36

**10-MINUTE BREAK**

**Prioritize Draft South Maui Community Plan Actions Cont. (2:23:56 to END in meeting video)**

**Goal 2.3 | Ready and Resilient Systems (2:24:29 to 2:43:01)**

Action	Priority	Motion	Second	Notes
3.01	High	Mike Moran	Keoki Pfaeltzer	
3.02	High	Keoki Pfaeltzer	Brian Ward	Originally proposed as Medium; Tova requested High. Accepted.
3.03	High	Vice Chair Kanahale	Randol Leach	Originally proposed as Medium; Cody and Tova requested High. Accepted.
3.04	High	Keoki Pfaeltzer	Brian Ward	
3.05	High	Brian Ward	Jennifer Sullivan	
3.06	High	Brian Ward	Tova Callender	
3.07	High	Vice Chair Kanahale	Keoki Pfaeltzer	
3.08	High	Keoki Pfaeltzer	Cody Nemet	
NEW	Medium	Keoki Pfaeltzer	Brian Ward	
3.09	High	Keoki Pfaeltzer	Jennifer Sullivan	
3.10	Medium	Vice Chair Kanahale	Brian Ward	
3.11	High	Cody Nemet	Keoki Pfaeltzer	
3.12	Medium	Brian Ward	Vice Chair Kanahale	
3.13	High	Randol Leach	Brian Ward	
NEW	High	Brian Ward	Tova Callender	
3.14	Medium	Jennifer Sullivan	Tova Callender	
3.15	High	Cody Nemet	Brian Ward	
3.17	High	Brian Ward	Keoki Pfaeltzer	
NEW	High	Cody Nemet	Brian Ward	
3.19	Medium	Brian Ward	Vice Chair Kanahale	
3.20	Medium	Brian Ward	Randol Leach	



**Goal 2.4 | Mauka to Makai Watershed Management (2:43:01 to 3:00:17)**

Action	Priority	Motion	Second	Notes
4.01	Medium	Tova Callender	Vernon Kalanikau	Vice Chair Kanahale recused himself from discussion and voting.
4.02	High	Keoki Pfaeltzer	Mike Moran	
4.03	High	Keoki Pfaeltzer	Brian Ward	
4.04	High	Keoki Pfaeltzer	Brian Ward	
4.04a	High	Keoki Pfaeltzer	Brian Ward	
4.05	High	Cody Nemet	Keoki Pfaeltzer	
4.06	High	Keoki Pfaeltzer	Mike Moran	
4.06a	High	Keoki Pfaeltzer	Brian Ward	
4.06b	High	Keoki Pfaeltzer	Vice Chair Kanahale	
4.06c	High	Keoki Pfaeltzer	Brian Ward	
4.06d	High	Keoki Pfaeltzer	Cody Nemet	
4.06e	High	Cody Nemet	Keoki Pfaeltzer	
4.06f	High	Keoki Pfaeltzer	Mike Moran	
4.07	High	Brian Ward	Mike Moran	
4.08	High	Keoki Pfaeltzer	Cody Nemet	
4.09	High	Keoki Pfaeltzer	Brian Ward	
4.09a	High	Keoki Pfaeltzer	Cody Nemet	
4.10	High	Brian Ward	Keoki Pfaeltzer	
4.11	High	Keoki Pfaeltzer	Brian Ward	
4.12	High	Brian Ward	Keoki Pfaeltzer	
4.12a	High	Keoki Pfaeltzer	Cody Nemet	
4.12b	High	Brian Ward	Keoki Pfaeltzer	
4.12c	High	Mike Moran	Keoki Pfaeltzer	
4.12d	Medium	Brian Ward	Jennifer Sullivan	
4.13	Medium	Brian Ward	Jennifer Sullivan	
4.14	Medium	Cody Nemet	Brian Ward	
4.15	High	Keoki Pfaeltzer	Brian Ward	
4.15a	High	Keoki Pfaeltzer	Cody Nemet	
4.16	High	Cody Nemet	Keoki Pfaeltzer	
4.16a	Medium	Cody Nemet	Brian Ward	
4.16b	High	Cody Nemet	Brian Ward	

**Goal 2.5 | Responsible Stewardship of Wahi Kūpuna and Historic Properties (3:00:18 to 3:07:44)**

Action	Priority	Motion	Second	Notes
5.01	Medium	Brian Ward	Cody Nemet	
5.02	High	Cody Nemet	Keoki Pfaeltzer	
5.03	High	Keoki Pfaeltzer	Cody Nemet	
5.04	High	Keoki Pfaeltzer	Brian Ward	Originally proposed as Medium; Cody requested High. Accepted.
5.04a	Medium	Brian Ward	Jennifer Sullivan	
5.04b	High	Vice Chair Kanahale	Brian Ward	
5.04c	High	Brian Ward	Keoki Pfaeltzer	
NEW	High	Cody Nemet	Keoki Pfaeltzer	Newly adopted action, see 1:11:29 to 1:21:13
5.05	High	Keoki Pfaeltzer	Brian Ward	
5.06	High	Keoki Pfaeltzer	Jennifer Sullivan	

**NEXT MEETING IS ON APRIL 19, 2023. MEETING ADJOURNED AT 8:55 PM.**



**SOUTH MAUI** | COUNTY OF MAUI  
 PLANNING FOR THE FUTURE | DEPARTMENT OF PLANNING