

Meeting Minutes

Wednesday, April 5, 2023

[Hyperlink to video](#)

Community Plan Advisory Committee

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

Absent: Lehuanani Huddleston-Hafoka, Cody Nemet

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

Karen Comcowich, Senior Planner

Scott Curran, Planner

Kawika Farm, Cultural Resources Planner

County of Maui – Planning Department

Garrett Smith, Deputy Director

County of Maui – Planning Department, Plan Implementation Division (PID)

Scott Forsythe, Senior Planner

Call to order at 5:30 p.m.

Roll Call, Introduction and Housekeeping (00:26 to 2:20 in meeting video)

Following member roll call and his opening in Hawaiian, Chair Weltman briefly went over the evening's agenda.

Public Testimony on Review of All Policies and Actions, Action Prioritization (2:20 to 25:17 in meeting video)

Testifiers included Doug Ballard ([2:42 to 6:58](#)), Zandra Amaral Krause ([7:06 to 11:27](#)), Lucienne De Naie ([11:53 to 18:21](#)), Rory Frampton ([18:31 to 23:03](#)), and David Goode ([23:14 to 25:06](#)).

Presentation by the Planning Department Plan Implementation Division (25:17 to 51:01 in meeting video)

Following Vice Chair Kanahale's reading of the Draft Plan's vision statement, Senior Planner Scott Forsythe gave a presentation on the Plan Implementation Division, and provided recommendations for CPAC in regards to prioritizing actions for the South Maui Community Plan ([28:59 to 39:33](#)). Scott then answered questions from members ([39:36 to 51:01](#)).

Review of All Policies and Actions (51:01 to 1:48:25 in meeting video)

Members continued their review of all policies and actions, using [Chair Weltman's member input](#) as reference.

GOAL 2.1 ACTIONS

Action 1.03c | Require adequate interregional highway capacity, including the widening of all Pī'ilani Highway to four lanes, prior to or concurrent with the construction of major projects, as determined by Hawaii Department of Transportation and Department of Public Works, south of Kilohana Road or mauka of Pī'ilani Highway south of Kilohana.

(51:17 to 1:48:25)

- **Vice Chair Kanahale reopened his motion from the previous meeting to adopt Action 1.03c; Jennifer Sullivan re-seconded the motion. Vice Chair then amended his motion to replace "Hawaii Department of Transportation" with "Department of Planning", and to insert the following at the end of the action: "Major projects, in this instance, include all residential and visitor accommodation development that are part of a common plan of development or sales, like a phase development, that collectively or individually build 50 dwelling units or more." Jennifer Sullivan seconded the amended motion.** Following discussion, **members stood to vote on whether they were ready to decide on the motion;** Vice Chair Kanahale and members Vernon Kalanikau, Mike Moran and Wayne Nishiki stood in favor, with members Tova Callender, Everett Dowling, Randol Leach, Jennifer Sullivan and Brian Ward opposed; Keoki Pfaeltzer abstained from voting (which counts as a Yes vote). **5-4, NO ACTION TAKEN ON MOTION.**
- Following more discussion, **members took another vote on whether to decide on the motion;** Vice Chair Kanahale and members Tova Callender, Vernon Kalanikau, and Mike Moran stood in favor, with members Everett Dowling, Randol Leach, Tova Callender, and Brian Ward opposed; Wayne Nishiki and Keoki Pfaeltzer abstained from voting (which counts as a Yes vote). **6-4, NO ACTION TAKEN ON MOTION.**
- Members and Planning staff then discussed Robert's Rules on voting and abstentions, as well as the challenges regarding legal representation at CPAC meetings.

10-MINUTE RECESS

Review of All Policies and Actions Cont. (1:48:49 to END in meeting video)

Vice Chair Kanahale verified that abstentions are counted as Yes votes based on the Rules of Practice and Procedure adopted for the South Maui CPAC. **Members then voted on Vice Chair Kanahale's motion to adopt Action 1.03c with amendments (see Action 1.03c discussion above):** Vice Chair Kanahale and members Vernon Kalanikau, Mike Moran, and Wayne Nishiki voted in favor of the motion, with members Tova Callender, Everett Dowling, Randol Leach, Jennifer Sullivan and Brian Ward opposed; Keoki Pfaeltzer abstained from voting (which counts as a Yes vote). 5-5; Chair Weltman voted Yes to break the tie. **6-5, MOTION FAILED.** (Chair Weltman incorrectly states that it has passed.) (1:48:49 to 1:52:30)

Before moving onto the next action, Brian Ward noted that Planning staff had indicated that the language for Action 1.03c, if adopted, would be considered a policy; Chair Weltman noted that it can be moved, but that the language won't change. Randol Leach then pointed out that a majority of seven votes is needed to pass a motion, so the motion on Action 1.03c had actually failed. (1:52:47 to 1:54:26)

Chair Weltman noted that the text in Action 1.08 was not what members had voted on; however, this was a technical issue on staff's end, and the correct text was subsequently shown on the screen. (1:52:37 to 1:53:32)

Action 1.13 | Prioritize the identification, design and implementation of a multimodal transportation corridor through South Maui to Central Maui mauka of (above) Pi'ilani Highway connecting to Maui Veterans Highway in a manner that minimizes the impacts to the 'āina. (1:54:38 to 2:10:07)

- **Everett Dowling made a motion to adopt Action 1.13. Jennifer Sullivan seconded the motion,** then requested a friendly amendment to include the word "planning" before "identification"; however, following input she withdrew her friendly amendment. Following more discussion, members took a vote: Tova Callender, Everett Dowling, Randol Leach, Mike Moran, Jennifer Sullivan, and Brian Ward stood in favor of the motion, with Vice Chair Kanahale and members Vernon Kalanikau and Wayne Nishiki opposed; Keoki Pfaeltzer abstained from voting (which counts as a Yes vote). **7-3, MOTION PASSED.**

Before moving onto the next section, Vice Chair Kanahale requested to revisit Action 1.03.

Action 1.03 | To increase mobility options and reduce congestion in South Maui, complete the construction on the Kīhei North-South Collector Road and Multi-Use Path including the sections between East Waipuʻilani Road and Kaʻonoʻulu Street; East Welakahao Road and Halekuai Street; the section connecting Kanani/Auhana Roads to Līloa Drive; and Kaʻonoʻulu Road to North Kihei Road. This is the highest priority for roadway improvements in the South Maui community plan area. ([2:10:54 to 2:13:37](#))

- **Vice Chair Kanahale made a motion to insert the following sentence before “This is the highest priority”: “Consideration should be given to rerouting sections of North-South Collector Road where original right-of-ways have not been protected and cannot be utilized.” Everett Dowling seconded the motion. MOTION PASSED UNANIMOUSLY.**

GOAL 2.2 POLICIES

Chair Weltman noted the policies that he had flagged for review: Policy 2.2.1 (*Staff note: actually Policy 2.2.21, as referenced on page 12 of his member input*) overlaps with Policies 2.2.15 and 2.2.18; the typo in Policy 2.2.24; the absence of Policy 2.27 (Planning staff confirmed that it had been removed by CPAC); Policy 2.2.28, which had been deferred at a previous meeting (members did not make a motion to take any action on it); and a typo in Policy 2.2.32. ([2:14:40 to 2:19:12](#))

Goal 2.2 ACTIONS

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, like the acquisition of the Waipuʻilani Beach Reserve. ([2:20:20 to 2:21:25](#))

- **Vice Chair Kanahale made a motion to replace “like the acquisition” to “including the acquisition”; Everett Dowling seconded the motion. MOTION PASSED UNANIMOUSLY.**

Chair Weltman noted the typo in the new Action following Action 2.08.

NEW Action | Encourage the creation of a County policy to permit single family dwellings to be converted into duplex units. ([2:21:48 to 2:27:02](#))

- **Vice Chair Kanahale made a motion to replace “Encourage” with “Create”; Everett Dowling seconded the motion. Following discussion, MOTION WAS 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 and favoring native and endemic trees of this region; 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.

- **Everett Dowling made a motion to delete “endemic” from “favoring native and endemic trees”;** Jennifer Sullivan seconded the motion. **MOTION PASSED UNANIMOUSLY.** ([2:27:06 to 2:27:46](#))
- **Brian Ward made a motion to add “and implement” after “Develop”;** Jennifer Sullivan seconded the motion. **MOTION PASSED UNANIMOUSLY.** ([2:29:04 to 2:29:50](#))

Before moving onto the next Goal, Vice Chair Kanahale asked to revisit Action 2.05.

Action 2.05 | Explore the feasibility of providing overnight campsites within the region with restroom facilities. ([2:27:45 to 2:28:56](#))

- **Vice Chair Kanahale made a motion to include “such as the County-owned land by the police station as one as one possibility.”** Everett Dowling seconded the motion. **MOTION PASSED UNANIMOUSLY.**

GOAL 2.3 POLICIES

Policy 2.3.2 | For redevelopment and new developments within the SLR-XA, developers must:

- a) Proactively coordinate with the Maui County Planning Department and adjacent or near-by property owners to understand possible collective relocation options for at-risk structures;
 - b) Incorporate results of coordination into development plans by siting any new planned structures out of harm’s way. ([2:30:05 to 2:31:26](#))
- **Everett Dowling made a motion to adopt Policy 2.3.2;** Tova Callender seconded the motion. **MOTION PASSED UNANIMOUSLY.**

Policy 2.3.3 | Protect the public access to and ecological function of wetlands, shorelines, beaches, and dunes by preserving waterfront land within the SLR-XA as undeveloped space, greenways, stormwater management facilities, or parks wherever possible.

[\(2:31:29 to 2:38:11\)](#)

- Mike Moran made a motion to change “within the SLR-XA” to “adjacent to the SLR-XA”; no one seconded the motion, so motion failed. Members discussed the action’s language before deciding to leave it as-is.

NEW Policy (Added by CPAC) | Sand should not be moved between moku without consulting the community. [\(2:38:58 to 3:09:11\)](#)

- **Vice Chair Kanahale made a motion to identify the community to give the action some direction; Jennifer Sullivan seconded the motion.** Following member discussion, **Vice Chair Kanahale amended his motion to change “the community” to “with Native Hawaiian organizations and/or cultural practitioners”;** Jennifer seconded the amendment. Brian Ward also requested a friendly amendment to include “from the South Maui district”; Vice Chair Kanahale and Jennifer Sullivan accepted the friendly amendment. **MOTION PASSED UNANIMOUSLY.**

Policy 2.3.11 | Consult and apply as appropriate the goals, objectives, and actions of the South Maui Community Wildfire Protection Plan and the Maui County Multi-Hazard Mitigation Plan Update. [\(3:09:14 to 3:11:50\)](#)

- **Tova Callender made a motion to remove “as appropriate”;** Brian Ward seconded the motion. **MOTION PASSED UNANIMOUSLY.**

Policy 2.3.17 | Require the use of gray water and recycled water in County parks and community gardens when safe and appropriate to do so. [\(3:11:55 to 3:13:12\)](#)

- **Everett Dowling made a motion to change “when safe and appropriate to do so” to “when legal and safe”;** Brian Ward seconded the motion. **MOTION PASSED UNANIMOUSLY.**

Chair Weltman noted the typo in Policy 2.3.19.

NEW Policy (Added by CPAC) | 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. (3:13:24 to 3:20:36)

- **Vice Chair Kanahale made a motion to change “Support the expansion of the innovative techniques for better utilization of R-1 water via techniques” to “Support better utilization of R-1 water via innovative techniques”; Tova Callender seconded the motion.** Brian Ward requested a friendly amendment to include “and expansion” after “better utilization”; however, after member discussion, he decided to withdraw his friendly amendment. **MOTION PASSED UNANIMOUSLY.**

GOAL 2.3 ACTIONS

Chair Weltman noted the misspelling on Action 3.08.

NEW Action | Build a new fire station mauka of Pi'ilani Highway, outside of the sea level rise exposure area, extreme tsunami inundation zone, shoreline erosion hazard line, and SMA, to address increased call volume and improve emergency response time in the North Kihei area if possible. (3:21:03 to 3:22:23)

- **Jennifer Sullivan made a motion to add a semicolon after “time” and change “in the North Kihei area if possible” to “locate the fire station in the North Kihei area if possible”; Vice Chair Kanahale seconded the motion. MOTION PASSED UNANIMOUSLY.**

NEXT MEETING IS ON APRIL 12, 2023. MEETING RECESSED AT 9:06 PM.

