

# Meeting Minutes

## Wednesday, May 3, 2023

[Hyperlink to video](#)

### Community Plan Advisory Committee

**Attending:** Chair Rob Weltman, Vice Chair Daniel Kanahele, Everett Dowling (left at 8:35pm), Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Randol Leach, Mike Moran, Wayne Nishiki, Keoki Pfaeltzer

**Absent:** Tova Callender, Cody Nemet (appeared virtually, but chose not to turn on camera, which is required to participate), Jennifer Sullivan, Brian Ward

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

Herbert Foster, Planner Supervisor

Karen Comcowich, Planner

Kawika Farm, Cultural Resources Planner

Jaime Paa, Information/Education Specialist (virtually)

### County of Maui – Planning Department

Garrett Smith, Deputy Director

Call to order at 5:31 p.m.

### **Roll Call, Introduction and Housekeeping (0:22 to 4:00 in meeting video)**

Following member roll call, Chair Weltman gave an opening in Hawaiian and briefly went over agenda items and protocol for hybrid testimony.

### **Hybrid Public Testimony for Community Plan Designations, Subarea 2 (North Kihei) and Subarea 1 (Mā'alaea/Keālia) (4:00 to 1:42:40 in meeting video)**

Testifiers included Zandra Amaral Krause ([4:40 to 12:19](#)), Doug Ballard ([12:28 to 17:52](#)), Robert Stoner ([17:59 to 28:35](#)), Rory Frampton ([28:44 to 39:58](#)), Mark Hyde ([40:35 to 54:15](#)), Harry Lake ([54:26 to 59:32](#)), Lahela Aiwohi ([1:02:55 to 1:08:53](#)), Larry Stevens ([1:09:19 to 1:14:09](#)), Kelly King ([1:14:31 to 1:24:07](#)), Dick Meyer ([1:24:28 to 1:30:07](#)), Susel James ([1:30:59 to 1:36:32](#)), and Albert Perez ([1:36:51 to 1:42:32](#)).

### **10-MINUTE BREAK**

## **Review and Recommendations for Community Plan Designations (1:43:15 to END in meeting video)**

Before looking into Community Plan Designations, Vice Chair Kanahele requested to look at the beginning of Section 3.1 (page 53 through 56). Since it wasn't included in the materials for the evening's meeting and therefore unavailable for public input, members agreed to look over and discuss the content but not take any actions until a future meeting. Discussion included the population forecast, why people are moving away, and housing. (1:43:48 to 2:02:29)

Before moving onto the Community Plan Designations, Planning staff clarified how the designations were created, and the importance of keeping the designations consistent across all Community Plan areas. Members shared their concerns with the designations' "one size fits all" approach. (2:02:46 to 2:09:05)

Members then went through the Community Plan designation descriptions one at a time, using [Chair Weltman's member input](#) as a reference (replicated below).

### **Rural Residential (2:09:25 to 2:18:40)**

The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions, family farms, and estates. This designation serves as a transition between agricultural areas and more urban development. ~~Rural Residential areas are generally developed with large lot subdivisions and family farms. This designation may serve as a buffer area between agricultural areas and more urban development.~~ Clustered development is encouraged to preserve sensitive natural features, common open space, or working agricultural lands. ~~The primary use in this designation is low-density residential and may include support uses such as parks, schools, and farming.~~

#### Permitted Uses

1. Low density residential
2. Parks
3. Schools
4. Farming

Following member discussion, **Everett Dowling made a motion to adopt the description for Rural Residential with Chair Weltman’s proposed changes/additions, but changing “Permitted Uses” to “Appropriate Uses” per Planning staff’s recommendation. Vernon Kalanikau seconded the motion.** Vice Chair Kanahale requested a friendly amendment to remove “estates” from the first sentence; following discussion, he withdrew his request. Everett Dowling, Lehuanani Huddleston-Hafoka, Vernon Kalanikau, Randol Leach, Mike Moran, and Keoki Pfaeltzer voted in favor of the motion, with Vice Chair Kanahale and Wayne Nishiki opposed; Chair Weltman voted in favor to make a majority. **7-2, MOTION PASSED.**

### **Residential** ([2:18:45 to 2:31:28](#))

The Residential community plan designation is intended to establish, protect, and appropriately infill low-to-moderate-density residential areas. This designation encourages a range of housing types ~~such as single-family, ‘ohana units, duplex, tri-plex, townhouses, and small-scale multi-family units.~~ New Residential developments should include pedestrian, bicycle, and transit connections to provide residents with access to services and amenities, and existing Residential neighborhoods should be retrofitted to allow these multimodal connections. ~~Related and compatible uses include parks, schools, churches, foodscapes, and other public/quasi-public uses. Small-scale, mom-and-pop commercial uses may also be permitted on a limited basis, provided these businesses are pedestrian-oriented and will generate minimal vehicular traffic.~~ These uses should create safe, walkable commercial nodes for the surrounding neighborhood, while the overall district remains predominantly residential and must include safe multimodal options.

#### **Permitted Uses:**

1. Single-family homes
2. ‘Ohana units (accessory dwellings)
3. Duplex and triplex dwellings
4. Townhouses
5. Small-scale multi-family units
6. Public/quasi-public uses such as parks, schools, churches
7. Small-scale commercial uses that serve the immediate neighborhood may also be permitted on a limited basis, provided that they are pedestrian-oriented and will generate minimal vehicular traffic.

Following member discussion and Planning staff input, **Everett Dowling made a motion to adopt the description for Residential with Chair Weltman’s proposed changes/additions, and changing “Permitted” to “Appropriate”;** Vernon Kalanikau seconded the motion. **MOTION PASSED UNANIMOUSLY.**

### **Rural Village** ([2:31:30 to 2:33:17](#))

The Rural Village community plan designation is intended to preserve the character of Maui's small rural towns and includes services that support nearby Rural Residential communities. Uses within this designation include a mix of neighborhood-serving commercial and public/quasi-public uses such as parks, schools, and churches, and may include limited residential. Rural Villages are generally small, do not exceed the approximate area of four corners of an intersection, and have clear edges defined by land uses, building types, or natural features. ~~Uses within this designation include a mix of neighborhood-serving commercial and public/quasi-public uses such as parks, schools, and churches, and may include limited residential.~~ New development should be appropriate in scale and designed to complement the character and sense of place of the rural area. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

#### Permitted Uses

1. Neighborhood-serving commercial and public/quasi-public uses such as parks, schools and churches
2. Limited residential

**Vice Chair Kanahele made a motion to remove the Rural Village designation from the South Maui Community Plan; Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY.**

### **Neighborhood Center** ([2:33:19 to 2:47:45](#))

The Neighborhood Center community plan designation is intended to include services that support nearby residential within pedestrian-oriented commercial nodes. Uses within this designation are primarily neighborhood serving, with small scale buildings, like traditional mom-and-pop shops, providing opportunities for people to take care of daily activities close to home. Pedestrian, bicycle, and transit connections provide residents with access to the Neighborhood Center. ~~This designation may also include residential uses, such as small-lot single-family and multi-family, and human-scale, mixed-use buildings that include residential. Related and compatible uses include parks, schools, churches, and other public/quasi-public uses. Buildings shall be limited to 25 feet in height. Regional scale uses are not permitted in Neighborhood Centers.~~ Development must follow the scale and character of the surrounding area until design standards are established by the Council.

### Permitted Uses

1. Small-lot single-family
2. Small-lot multi-family residential
3. Mixed commercial/residential
4. Commercial uses that service neighborhoods up to one-quarter mile away
5. Public/quasi-public uses such as parks, schools, and churches

**Everett Dowling made a motion to adopt the description for Neighborhood Center with Chair Weltman’s proposed changes/additions, changing “Permitted” to “Appropriate” and removing “Buildings shall be limited to 25 feet in height.” Vernon Kalanikau seconded the motion.** Following discussion, members noticed a discrepancy between Chair Weltman’s member input on the screen and the hard copies that were distributed to CPAC, specifically that two numbered items from the “Appropriate Uses” list were missing from the version shown on the screen. **Everett amended his motion to include the missing items: Duplex and triplex dwellings, and townhouses. MOTION PASSED UNANIMOUSLY.**

### Small Town Center ([2:47:54 to 3:18:53](#))

The Small Town Center community plan designation is intended to preserve the character of Maui’s smaller towns and communities and allow for development of new low-to-medium-density commercial centers with a mix of uses that service nearby neighborhoods. The mix of uses and human-scale design in Small Town Centers is similar to Neighborhood Centers, however, these areas typically cover a larger area and may serve more neighborhoods. Some Neighborhood Centers may evolve into Small Town Centers over time. Ground floor commercial with second floor apartments is encouraged to provide live-work opportunities for residents. A mix of medium density housing types are also encouraged. Preferred design elements include smaller blocks; buildings fronting property lines; ample pedestrian, bicycle and transit facilities; as well as public/private amenities, civic spaces and parks. Buildings shall be limited to 35 feet in height. Regional scale uses are not permitted in Small Town Centers. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

### Permitted Uses

1. Low-to-medium-density commercial centers that service nearby neighborhoods
2. Low-to-medium-density housing
3. Mixed commercial/residential
4. Public/quasi-public uses such as civic spaces, parks, schools, and churches

Following member discussion, **Keoki Pfaeltzer made a motion to adopt the description for Small Town Center with Chair Weltman’s proposed changes/additions, changing “Permitted” to “Appropriate”**. Members continued to discuss the difference between community plan designations and zoning; the Title 19 (Zoning) rewrite; including the 35-foot height limitation in a policy or action; and the importance of consistency across community plans. **Vernon Kalanikau then seconded Keoki’s motion**. Following more discussion, members took a vote: Vice Chair Kanahale and members Lehuanani Huddleston-Hafoka, Randol Leach, Mike Moran, and Keoki Pfaeltzer voted in favor of the motion, with Vernon Kalanikau and Wayne Nishiki opposed. *(Staff note: Everett Dowling departed the meeting during discussion and was not present for the vote.)* **5-2, MOTION FAILED.**

**NEXT MEETING IS ON MAY 10, 2023. MEETING RECESSED AT 9:02 PM.**

