

**LANA`I PLANNING COMMISSION
REGULAR MEETING
JANUARY 8, 2014**

A. CALL TO ORDER

The regular meeting of the Lana`i Planning Commission (Commission) was called to order by Chair John Ornellas at approximately 5:30 p.m., Wednesday, January 8, 2014, in the Lana`i Senior Center, Lana`i City, Hawaii.

A quorum of the Commission was present (See Record of Attendance.)

Chair John Ornellas: The Lana`i Planning Commission meeting scheduled for Wednesday, January 8, 2014, please come to order. I want to remind everybody to put their cell phones on vibrate or off so we don't have to listen to it. This is our first night of the hearings for the draft for the Lana`i Community Plan, which we will work on until approximately May 28, and consistently, but --

B. PUBLIC TESTIMONY

Chair Ornellas: So let's go to item B, Public Testimony. Anybody want to come up and testify who is -- no? Alberta, you okay? Alright. Lynn, you want to testify? Okay. Alright, hearing none, then we'll move -- we're not going to close it, we're just going to leave it open because it's not on the agenda for a second public testimony, so we'll just leave it open, but on the next meeting, we will have it twice, so we'll open, close the first one, and then open the second one and close that.

Ms. Beverly Zigmond: ...(inaudible)... I don't understand.

Chair Ornellas: It's not on the agenda.

Ms. Zigmond: What's not on the agenda?

Chair Ornellas: The second public testimony. Alright, so then we'll go, not hearing anybody for public testimony, we'll move on to item C, Public Hearing, and I'll turn this over to the Director, William Spence.

C. PUBLIC HEARING

Mr. WILLIAM SPENCE, Planning Director, transmitting the draft Lāna`i Community Plan to the Lāna`i Planning Commission pursuant to the provisions of Chapter 2.80B of the Maui County Code. (Long Range Division)

Director William Spence: Good evening, Commissioners. It's nice to see you. I'm Will Spence, I'm the Planning Director, and I have not had the opportunity to meet the whole -- you know, just everybody. I come over from time to time and when there are, you know, big issues or whatever, and -- but this is, you know, it doesn't much bigger than your community plan. So, anyway, we're supposed to hold 2.80B, Maui County Code, 2.80B, says we're supposed to conduct a public hearing on the community plan and what has been transmitted to the Planning Commission. So we transmitted copies of what the, you know, what your CPAC, what your Community Plan Advisory Committee has done, and our final revised plan, we brought that you, and so we're going to have a public hearing on that. And the -- what we have transmitted to you is what the CPAC said, and as you go through the version that we sent to you, the red stuff is things that the CPAC had put in, and we tried to edit some of things just for clarity but without changing the meaning, and things that we thought would help clarify the plan are in blue. So as you read through that, hopefully, that's something that'll take place.

And before we start the public hearing, I would also like to introduce Kathleen Kern. Most of you know her from the CPAC process, and was here since the initial meeting with the CPAC. And then Mark King. Mark King is one of our GIS, senior GIS people in the Long Range Division, and his knowledge not just of the maps, but a whole lot of issues, you know, resulting from his work with the different data layers and whatnot, and he is going to be a really good addition as he follows this through the process with the Planning Commission and then with the County Council. So, Mr. Chairman, we should, I mean since this is a public hearing, we should formally open it back up for public testimony and take that testimony as the, you know, part of the hearing so --

Chair Ornellas: Okay, so we're going to open up for -- open up the floor for the public hearing, so any members of the community want to step up and provide testimony?

Mr. Ron McOmber: You haven't done anything yet. What could we comment on?

Chair Ornellas: Yeah, well, that's -- we're going through the process, Ron. Thank you. Pat us on the back. I mean we're going to really do something. Anybody else? Everybody's fine? Okay. Okay, we'll close the public hearing.

Mr. Spence: And I would comment too that what the Chair started out with, you know, was call to order, and then the public testimony; every time the Commission has a meeting, they take testimony, and actually, with this Commission, or at least with what the CPAC did and it sounds like what the Chair's intent is to do, is to take testimony at the beginning of the meeting, and then -- then as the discussion continues, people may have something to say at the end of the meeting so he'll take testimony again. So just because we hold the public -- we held the public hearing, nobody testified, there will be twice -- there'll be two times on every meeting for the chance for the public to testify. Okay?

The Chair brought a couple things to my attention after, you know, on the way up here. This version, what we've transmitted to the Planning Commission, may not be available online right at this time. We had submitted it before the end of the year to our IT Department, and we're talking about the County IT Department, they've been plagued with viruses, they had to replace like a hundred computers and a bunch of different stuff, so they are swamped. So I apologize. We will get it out just as soon as we can and, you know, we'll be calling them and whatnot. I don't blame anybody. Its just been one of those times.

The Chair has also requested that we talk a little bit about sea level rise, and I know that the Commission had a workshop - when was it? in July, and we're -- so we're talking about, as a refresher, perhaps bringing Tara Owens back over as a part of a regular Planning Commission meeting and perhaps as just a brief workshop as a refresher for this Commission. So sea level rise and other coastal hazards are addressed in the draft plan but, you know, you may want to consider a couple of additions or edit something like that. So I'm going to go back to the office tomorrow and talk about that with, you know, with some of the other staff and see how we can do this.

Okay, everybody's favorite. As the Commission goes through this draft, what I would really like, I mean you're going to see places where we, like I said, where we've edited, or provided additions, or tried to clarify some things, and if at all possible, I would like to not get caught up in wordsmithing, you know, where we start discussing it should be "shall" or "should" or something like that because it's going to take a lot of time if we get into that, and you have a limited amount of time, you have six months, and I think it's eight -- we've talked about doing eight meetings, and if we get into some of those finer details and stuff, it's just we're going to run out of time. So if we can avoid that at all, that would be great. There are going to be times when you're going to see things that the total meaning of something needs to change or you have suggestions, and that's fine. But if we start -- if we get mired in that minutia, you're going to miss the opportunity to comment on the really big issues for your island while getting lost in the teeny things so --

Ms. Zigmond: Mr. Chair, can I ask a question, please? Mr. Spence, and you may or somebody may be getting into this in a little bit, but there are a number of typos and other things, when should we address that because to me, personally, if this is our community plan that we have for a long time, I'd like it to be as, and with all due respect to not wordsmithing, but there are a lot of typos and inconsistencies and things like that, so when should we address those?

Chair Ornellas: I think I asked you, you know, you guys did that, you did the typos on the September 12 plan --

Ms. Zigmond. No. No. I did not ...(inaudible)...

Chair Ornellas: No, no, no, I said that you and --

Ms. Zigmond: No. I didn't on the ...(inaudible)...

Chair Ornellas: Okay, then --

Ms. Zigmond: Two different people, John.

Chair Ornellas: Okay. What I'm saying is if you've done it, submit it, okay? And we'll put it into the plan. We don't have to go through every single page where you can come up with it; just submit it to us, and we'll submit it to the Planning Department, and they will put that in.

Ms. Zigmond: Okay. Okay. And then -- but other things that need to be corrected will be at sometime when we actually go through it, other than a typo or a shall or should or ...(inaudible)...

Chair Ornellas: Yeah. If it has something to do with the content, yes. That's when you bring it up. But as far as typos and stuff like that, just submit it, and we'll make sure it gets on.

Ms. Zigmond: Okay. Thank you.

Chair Ornellas: We'll send it to Kathleen.

Mr. Spence: And again, I agree. Those kinds of things are important, but you have really large visionary issues for this island and I really do not want to get caught in, you know, grammatical errors as a major issue because they're -- I don't want to miss the opportunity that you have to help shape this island for, you know, the next 20 years because we're talking about typos. It is important and we'll gladly receive corrections and notification of those things.

Chair Ornellas: I have a couple things. Ron and Alberta, you guys haven't received your copy of this draft, this December 2013. Kathleen said she will make sure that the CPAC members get a copy of this draft from -- the December 13? Is that December 13? I'm sorry. December 2013? Is that the 12th? Is that September --

Ms. Alberta de Jetley: No. September 20.

Chair Ornellas: Okay. No. You don't have the latest and greatest.

Mr. Ron McOmber: This is just the plan that we had.

Chair Ornellas: Okay.

Mr. McOmbler: We have ...(inaudible)...

Chair Ornellas: Alright. And so she will send you guys, or bring it to the next meeting, the December '13 final draft. The one we are going to be working on and talking about. Okay? Okay. The Director will give you his copy. How nice, Ron.

Mr. McOmbler: He better.

Chair Ornellas: And then also, I'm sending -- I'm giving Kepa a copy and he's agreed to go through it to make sure the locations, the grammar, and the spelling of the Hawaiian words in this book, on this plan, he said he will go through that and make sure it's correct, and he doesn't want us to lose, you know, he's worked so hard trying to get this island and the people to start, and you want to start losing some of this because of ignorance on our part and start losing what the meanings of these words mean so -- alright?

Mr. Spence: We'll get, you know, we'll make more copies of the hard copy available to everybody as soon as we can so -- I don't know, Mr. Chairman, so I think we're pretty much done with -- I think -- okay, so, Kathleen, I guess we're going to item B, so Kathleen is going to provide us with an orientation, and she has a powerpoint to talk to everybody, and where we're going to go, and what we're going to do.

Mr. Mark King: Mr. Chairman, staff request a five-minute recess to -- three.

Chair Ornellas: Three? Can you live with two? Nah. Three is fine.

(A recess was called at 5:44 p.m., and the meeting reconvened at 5:46 p.m.)

Chair Ornellas: Go ahead, Kathleen.

- D. ORIENTATION WORKSHOP ON THE DRAFT LĀNA`I COMMUNITY PLAN UPDATE (Long Range Division)**
 - a. Introduction to the draft Lāna`i Community Plan Update
 - b. Community Planning – best practices (sustainable design and growth management)
 - c. Sustainability
 - d. Climate Change Adaptation
 - e. Population forecast

- E. LĀNA`I COMMUNITY PLAN REVIEW PROCESS AND PROCEDURES (Long Range Division)**

- a. **Meeting Schedule and Topics**
- b. **Community Plan staff roles and working relationships**
- c. **Meeting ground rules**
- d. **Meeting logistics**

Ms. Kathleen Kern: Thank you, Mr. Chairman. We would just like to spend a few minutes kind of introducing the plan, the community planning process before we launch into actually looking at the plan and making some decisions.

So as you know, the community plans, both the process for developing the community plans, revising them, as well as the requirements for what is in the community plans is guided by Maui County Code 2.80B.070, and that actually gives us a very precise timeline as to exactly how much time the CPAC had to deal with the community plan as well as the Planning Commission; 2.80B gives the Planning Commission a 180-day time limit before they must transmit their recommendation to the County Council. So today, we open that 180 days; that 180 days will be up in July 8. And we have to sort of say that with the particularities of the way 2.80B is written, it actually doesn't give the Planning Staff any time between that 180 days and the transmission to council, so we're trying to compress this a little bit into more of a five-month review for the Planning Commission, i.e. between now and the end of May, so that we have at least have a little bit of time to try and get those corrections and formatting and printing done for council.

This is just our kind of visualization of the timeline, if you will, with our -- so the CPAC, the Community Plan Advisory Committee had a deadline of six months. But as many of you may know, we actually had that deadline extended until -- for an extra three months, so we had nine months with the CPAC. The situation here on Lana`i being somewhat unusual in that the major developer and landowner on the island was kind of racing to kind of catchup with all the work that needed to be done, so council granted us permission for a little bit of extra time to deal with all the new things that are happening on this island and to try and get them into the Community Plan Advisory Committee's draft.

Just basic logistics, of course you all know that we need a quorum in order to get decisions made of this body. We do have a limited time and a limited amount of meetings, so we are recommending keeping in meeting wordsmithing to a minimum. Our suggestion is if you have typos and grammatical suggestions and please bring them to us in hard copy to a meeting, and then we can take all those suggestions and revise them into the final version that you'll be reviewing. You could also email them. That would be helpful. Yeah.

We really want to think about -- for the Planning Commission to think about what are the missing -- what's missing in this plan and how to make this plan a functional tool for what you folks do and will be doing for the next 10 to 20 years as many of these new projects and developments come through for your review, and as well how to make this

a useful tool for our own planning staff. Just to remind you that this -- the community plan is really, in some ways, primarily a development plan. The primary use of this document is for how the Planning Department reviews projects and how including the Planning Commission reviews projects. While we have a lot of other pieces in the plan, economic development, etcetera, I just really wanted to remind everyone that the core of these plans are about land use and design, and I really hope that we can make sure that those pieces of the plan are robust enough for the next 10 years.

And just to remind you, this is a county plan, which guides what the county does. And that -- but at the same time, it's an island plan. So we have included not just what was required of the community plans as 2.80B suggests, but we've also included other things, such as sections on economic development, and community and social services, environment, and natural resources, which aren't required but because this is an island plan, we felt it was really important to include.

Just to go over the schedule, everybody knows the schedule, but just to remind folks, we have eight meetings, but we have two Saturday double meetings so we'll be meeting for approximately six hours with a lunch break, and we will provide lunch. We weren't able to get the Senior Center for the two Saturday meetings. Saturday, January 25th, will be at Hale Kupuna, and Saturday, March the 25th, will be at the ILWU Hall. March the 15th, I'm sorry.

Just to go through the meeting by meeting proposed schedule, now these are -- we've given you this in a handout as well, so tonight's meeting, January 8, we'd like to work through Chapters 1 and 2.

The next meeting, January 25th, is the Saturday double meeting and we'd like to really focus on and get through those portions of the plan that are focused on the environmental, historical, and cultural resources, namely Chapters 3, 4, and 5. Now, it's a Saturday meeting and in talking amongst staff again today, we think that we may be able, on that Saturday, to also bring in and work on Chapter 7, Infrastructure, and we also think it would be a good idea to have Chapter 9, Land Use, there as reference.

Moving on, on February 26. As I say, Land Use and Design are some of the most important parts of this plan, so we'd like to bring them a little bit forward and make sure that we focus in on them on February 26; that is to say focusing in on the chapter portions of Land Use, the Policies and Actions, and Urban Design, and if possible, we may still be able to work on Infrastructure.

March 15 is another one of the Saturday meetings, and there are some pieces of the plan that could be worked on a little more and that need additions, and that includes the potential development or reworking of the planning standards, which are in the 1998 plan. But there's also a requirement to do urban and rural design principles. We're working on that as we speak. It's very draft. We will bring you a draft on March the

15th. There's also a proposal to do street design standards specifically for Lana`i. As you may know, as Commissioners, there are street design standards that the county has, which are very suburban, frankly, and anytime that some projects here in Lana`i are done, they have to apply to the Board of Variance in order to do alternative street design because the streets here in Lana`i are smaller and narrower and have different features than the county standard. So what's been talked about for a number of years is to develop street design standards specifically for this island. There's also a requirement to develop streetscaping and landscaping principles out of 2.80B. Streetscaping is a little bit different than street design. Streetscaping refers to the more decorative pieces, I don't mean to say that in derogatory way, but streetscaping means street furniture, sidewalk materiality, streetlights, public art, things like that. And, of course, landscaping referring to street trees and other features. So we'd like to spend that March 15 Saturday meeting really, really spending a lot of time with all those different tools that are in the plan for reviewing land use, urban and rural design.

April 9, we can then go on and get back into Chapter 6, Economic Development. There may still be some things to work on with Chapter 7 and 8, in Infrastructure.

April 23, we can -- I think it's kind of -- I have this as a schedule as kind of a catchall of trying to pickup and make sure that we've finished all those chapters.

And then May 7, we can move on to looking at the final two chapters, Governance, which is fairly small, but the Implementation chapter, which is actually fairly important and what we might need your help with is doing a little bit of prioritization. By the May 7th meeting, we will have all your or rather, from all this, your suggested changes, and additions, and recommendations. We will bring back the final version of each chapter for you to do a final review and approval on both May 7th and May 28th.

Just I think, through Chairman Ornellas, we requested that you folks not only read Chapters 1 and 2, but take a look at 2.80B and just to try to delineate what 2.80B says. In a more logical order, 2.80B actually requires the community plans have these following elements: A description of the community plan area; a statement of major problems and opportunities; a population analysis, that's social, economic, and environmental projections; a description of the desired population density, including visitors and residents; a list of historical and archaeological sites, areas, and structures; and a list of scenic sites and resources.

In the Land Use, with regards to land use, there needs to be a statement of land use problems; land use standards and principles regarding to land uses; and land use designations, that's the land use designation map.

With regards to development, there's a requirement to have a sequence -- the sequence patterns and characteristics of future development described. There's the requirement to have some statements on the social, economic, and environmental

effects of new development. And finally, there's a requirement to articulate urban and rural design principles and objectives. There's also a requirement for a transportation plan, a multi-modal system transportation plan. As I said before, streetscape and landscape principles and desired improvements.

And then with regards to Public Facilities and Services, we're required to provide a statement of intention and location of improvements to all public service and transportation facilities, and we're required to have that public facilities and transportation improvement plan.

And then there's a more -- 2.80B has a fairly robust requirement for the implementation plan, which requires providing actions, projects, and regulations that need to be developed over a 20-year horizon; developing a capital improvement plan for public facilities, utility systems, parks, roads, bikes, pedestrian facilities with financial elements and implementation schedule. And there was a requirement to develop a 10-year implementation schedule and a monitoring plan.

Now, Director Spence, may I ask you to talk about the implementation chapter of the Maui Island Plan, and what's happening with that, and how the community plan implementation chapters may eventually also hook-up and link with that project?

Mr. Spence: What we intend the implementation plan to do is, you know, as the community plan is formed, and in this case it is an island plan, you're going to identify some really big projects that need to be done and identify, you know, possible sources of funding, like just say you want to see a new runway, that, you know, that might -- you know, there's going to be a bunch of different comments on those kinds of projects, but it's going to go on your list, and, you know, it's going to be part -- our responsibility, I should say, the council's responsibility every year is to do the county budget. So these are going to be tools to look and say, okay, the community said the - I don't know - everything over here is private, it doesn't jive the way that it does on Maui. On Maui, you would look at a new roadway and say, the council would say, okay, this year we want to float bonds to build this roadway. Over here it's going to be a little bit different, but we, you know, we may want to participate in certain infrastructural things, like the wastewater treatment plant or the -- that's ours, right? Okay. You know, the landfill. Those kinds of things. You're going to put those things in some kind of priority and say this is really important to us. We're running out of landfill space, you know, or we need to implement more of a recycling program. So the council has some idea when they go to form their annual budget, these are the things that are most important to this community, and they will choose accordingly.

One of the things we ran into on Maui, when we examined the implementation plan, is it was so hard and set, it offered no flexibility whatsoever to the County Council. So we offered some draft changes to the council and they'll be taking those up later this year. But we want to build in that flexibility for the community and for the County Council that,

you know, as needs really arise, you know, they can then choose something more important or something that, you know - I shouldn't say, "something more important," I should say, "a need," when it comes up that they can act on it rather than just, you know being tied to a strict list of projects. So was that helpful or was that muddled? As we go through it, I think it'll become a little more clear. You want to be able to provide -- you want to be able to identify those things that are important to this community that need to be done, but then you also want to provide flexibility that as other needs come up, that say aren't even on this plan that weren't identified before, you want to be able to accommodate those things as well.

Ms. Kern: Yeah, I mean I guess, I could be wrong, but my take is the implementation plan needs to focus on county projects. I mean not everything that needs to happen in this community, but county projects, and what is the prioritization for county projects.

Mr. Spence: Yeah. It'll be mostly county projects, that's what 2.80B was written for. In this particular case, because it's such a unique situation, I would certainly think that there will be times we participate, if nothing else, in the permitting or whatever.

Ms. Kern: Thank you. And finally, 2.80B requires certain maps, a map of the community plan area. It requires of Maui Island a map of urban and rural growth boundaries, but it's not required for Molokai and Lana`i. A map of historical, archaeological, and scenic sites. A transportation plan. A public facilities plan. And desired population densities. So, in a way, there are sub-plans within the community plan, if you will: there's a land use plan, transportation plan, capital improvement plan, street plan, etcetera.

But in addition to those required elements of 2.80B, we have also included the following: A vision and guiding -- a vision statement with guiding principles; statements on -- brief statements on sustainability and climate change adaptation; hazard mitigation; a chapter on economic development; complete streets is a policy directive that's coming down from the state and coming through the county, we will talk about more about that when we talk about urban design and streets; as I say, street design standards, we'd like to make sure, as part of this plan or in conjunction with this plan, street design standards specific for Lana`i area adopted; there's also a housing chapter; and there's a governance chapter; and we also did cover some items with regards to education, and health and social services.

The plan is organized in discreet chapters. Each chapter, we tried to sort of go from general goal to policy direction to specific actions, and we also provided each chapter with an introduction in order to provide background on current conditions to provide context. And then we also added a kind of issues and strategy section because we really felt it gave a more comprehensive description of what the intention of all these policies were as opposed to disaggregating everything into a goal, policy, and action, which it's not always clear that they're intended to work together.

So just to try and assert that, yes, the 1998 plan is definitely still in here. The key principles and directives that we understand from the 1998 plan that is to say maintaining, respecting the historic plantation town character of Lana`i City, and the cultural and historic resources of the island; protecting and maintaining the natural environment and natural resources; diversifying the island's economy; improving and maintaining the island's infrastructure; and providing social, education, and health services for the population here in Lana`i as being the top goals and principles and objectives of the plan that we think are still there, we hope are still there.

And just to try and remind everybody that planning is a really incremental process, and sometimes, as other people would say, it's like making sausage - you don't always know -- want to know what everything that goes into it. It's kind of messy sometimes. We muddle through things. And that's sort of that this plan is not a 100% complete, so we're going to be adding more pieces in here as we go through, and some of those parts that we hope to sort of work on especially would be those planning standards, the urban and rural design principles, the streetcaping principles, etcetera, kind of said that list again.

So now I'm going to turn this over to Mark because one of the more important pieces of the beginning of this plan or starting point of the plan is sort of understanding the population of the island and what could possibly happen in the future. So Mark King.

Mr. King: Mr. Chair, Commissioners, Mark King, Staff Planning Department GIS Analyst. Honor and privilege to be here Thank you for letting me be part of this. I've been part of the community plan update process now for nine years; first meeting on Lana`i. Thank you.

This is not going to be as dry as the last parts. You know, we talked about sausage making. But this is going to get a little colorful. This may be one of the most sensitive parts of the plan, and we're looking at it first off.

"Population" is referring to a resident and visitor population. Residence is where you answer the census. A resident can only be a resident of one place. You're either a resident or a nonresident. If you're here and you answer the census here, we count you as a resident. In the future, we've seen things like students, part-timers, retirees. If you answer the census here as your residence, then you're a resident. And it's important to make that distinction early on because what we're forecasting and what we're tasked by 2.80B to look at population density is residents and visitors, and there's a big difference.

Some of the forecast that we're going to look at now are going to deal primarily with residents. In 2010, we had the decennial census. The census is every ten years; 1990 to 2000, we had a growth. From 2000 to 2010, we had a decrease. If nothing changed, and we projected that same decrease to 2030, which is the horizon year of

the plan, sort of the target year what we're planning for, we're not planning for 50 years or 100 years, we're sort of planning for the 2030 range of year, we'd still be at about 3,000 people in 2030.

Now, in 2012, we took the census known data point, 3,135, and applied the State of Hawaii DBEDT projections for birth rates and immigration, and devoting this type of growth. It's approximately 1.2% per year. So by 2030, if we adopted the state's projected growth, which we're doing partly for Maui Island and we're going into Molokai plan with the state's growth as 1 projection line.

In 2006, we made a projection where the last known data point was the year 2000; 2006 was based on 2005 and previous data. We based it on real property tax; we based it on the state's projections; we based it on ground observation, what was happening to Maui County in 2005-2006. You can see that 2010 was not a known data point. It was a projection at that point. We also had a very different economic picture in 2005. The 2006 report was written based on 2005 and previous data to the last known data point of the year 2000. So the 2006 report is the report that's been published and bound, it's online, and it's been referred to as sort of a baseline. The 2012 is a correction because now because the year 2010 became a known data point, you can see a similar slope, but we didn't experience this ten-year growth that 2006 projection thought we were going to have. You can see the end point of the 2006 projection for residents was nearly 5,000 people. These projections have no policy in them. They're baseline to give us starting scenarios, scenario options without growth areas, without expansion, without a new owner of the island.

In the CPAC plan, the Community Plan Advisory Committee, developed growth areas, expansion areas for the island, and we had scenarios of low, mid, and high, with different densities being applied to growth areas and different people per household; how to turn land into units; units into people; and how many people you're going to put in those households. Remember, residence is where you answer the census, so we're talking about families; that's where you get the factor 2.5 people per household, 2 per household, 3 per household. So is it just a couple? Is it a couple with one child? Or how big is the families. Remember, vacant units and visitor units don't calculate into your people per household factor.

What this slide is showing, if we look, starting with our baseline of the census, this is January 2014. Kathleen showed the progression chart of this process. We're just starting Planning Commission, which gets six months. We get a month to send it to council; council gets a year; then the Mayor's office gets -- sends it back to the department. By the time it gets a stamped and gets implemented, we're into 2017. This shows very short growth between '15 and '20 because once the plan gets the Mayor's signature, you still have state land use, community plan amendment, and county zoning. The community plan, what we're working on, will give you the community plan amendment. You'll be in the community plan. But there are those two

other levels of entitlements that'll need to be crossed. So these projections for our scenarios don't ramp up until 2020 because this is all still entitlements. With the growth areas that are in plan, the low scenario has a possible build-out, close to 6,000, a mid, a little higher, and a high, a little higher, but this is an incredible growth rate that this island has never seen before. Looking at all six projections, census, flat, that's -- nothing happens. There's no more agriculture. All we have is what's here on the island now.

I had an interesting conversation this afternoon. I met Administrator, Carol Starbird, Director of Nurses. I'm very happy to see her here tonight. We talked about population and where population comes from; particularly, babies. So there's no babies that actually get to be born on Lana`i City. A Lana`i City birth certificate is very rare. Only emergency situation trauma. A plan delivery actually has to leave Lana`i Island - Maui; Kapiolani.

These numbers are going to have to be planned in such a way to know who they are and how it's -- you know, a ramp on a curve and a number on a chart is -- needs to become grounded somehow. We've gotta be able to defend that, and we've gotta account for where it's coming from, and Administrator Starbird said it's not coming from her hospital. And that was amazing to me.

Like I said, I got color slides. I see eyeballs and eyebrows going up. This is discussion we need to have. This is what the plan is going for, and these are the options. There's other options. But this is what I do. I do the maps, but I do the social economic forecasting. I'm the numbers guy. I administer the database and I develop these things. I also wanna put some reality to it ...(inaudible)... that's my role. Thank you so much.

Chair Ornellas: Thank you, Mark. And you lied to us. It was boring. Any, Commissioners, any questions for Mark or for Kathleen on what you heard?

Mr. Spence: I would just make a comment. The projections that, you know, Mark presented are like possibilities. They're not goals. You know, you do want some population growth to, you know, to help diversify, you need a critical mass in order to bring medical care here in the way that this island deserves, but nobody is, including the company, is not reaching out and going I want 6500 people here. That's not the goal. The goal is to provide a quality of life for this island and, you know, these are different scenarios that are possibilities through the implementation of the plan, through the decisions that are made through the entitlement process, through world economies. I mean there's a whole lot of things that are going to influence those lines that are entirely outside of whatever the plan say. So I mean just Mark put a really good context on everything. I might bring a little bit other context on it as well so --

Chair Ornellas: No, we're okay. We're okay. So we're on Orientation Workshop, that's D, right, Kathleen?

Ms. Kern: Yeah, we kinda did D and E together.

Chair Ornellas: Oh, okay. And so did we miss any -- did we miss anything out of D that you want to go back and cover again, Sustainability?

Ms. Kern: I can take you on a quick walkthrough of Chapters 1 and 2, if you'd like, and I think just talking about it.

Chair Ornellas: Okay. Any questions from the Commissioners?

Ms. Stacie Nefalar: I have a question.

Chair Ornellas: Go ahead.

Ms. Nefalar: Hi, Kathleen. You spoke about the meeting topics, and you added in it looks like a couple of days we do Chapter 7 and then sometimes we jump around, is that -- would we be, I haven't gone through it, but would we be confused with doing part of it on one day and then, the next month, doing it another part or on the same chapter?

Ms. Kern: I don't think so. I think, in many ways, the parts, the different chapters, work together. There's some cross-references, if you will, and cross-understanding that one needs to have in order to better analyze it. I think, in fact, taking some of the chapters alone, we tend to forget that, oh, transportation needs to work with land use, and are they working together, so that's one of the primary reasons why I wanted to have, you know, have the ability to also look at the land use chapter while we're looking at some of these issues about hazard mitigation and the management of environment and natural resources. Similarly, it's really important to make sure that we look at land use and transportation together, so that's why I added in infrastructure and utilities onto the February 26 day where we'll just be discussing land use. It'll also be important to understand what the infrastructure needs or implications are of all these new developmentaries are.

Chair Ornellas: Go ahead, Shelly.

Ms. Shelly Barfield: Okay, this question's for Mark. This might be a little bit premature. I mean 'cause I know you explained about population, you know, with the moving forward with the community plan by the time it gets to the Mayor, it's 2017, and then, you know, 2019, we're in the entitlements; 2020, you know, it's we're still going through the process. As far as the maps, the land use, you know, this is like from way before. The state land use map doesn't coincide with all of our other maps. They don't -- they don't match. So how can we move forward if nothing matches? I know this is the plan

where we're supposed to make everything match, but that's where we encounter problems with everything else. So when is the county or, you know, everything going to match in order for us to move forward?

Mr. Spence: Okay, that's a really good question. As you know, our land use entitlement system in the state has many, many layers, yeah, so it doesn't -- the community plan is sort of starting point - actually, I would like to say it's more of a starting point because it's home rule. So as the company, just say, proposes something, or even another landowner, proposes something and says, you know, I want to do this subdivision or I want to build another, you know, 300 units, or a new resort, or whatever like that, it gets this review through the CPAC, through Planning Commission, and then, ultimately, the County Council, and it ends up the map or not. After that, and even sometimes before, there's nothing to keep a landowner, and I speaking in generalities 'cause this happens on Maui as well, there's nothing to keep a landowner from applying for entitlements like right now. The -- but I like to think of the community plan as a starting place, either it goes through this review with the Planning Commission or an applicant applies to the Planning Commission, and then to the County Council to change the community plan, and it has to go through an environmental assessment and a very long process; at the same time, they apply to the state and they have to get approval on a state level. So it's really up to the landowner to make sure everything coincides. It's not -- the community plan is very useful in terms of because it starts here, and so it goes, okay, the community -- it's not -- the community plan's not necessarily approval of a final project, you know. There's going to be a lot of details. You're going to want to know a lot of details about additional housing around Lana`i City. How much. What do they look like. One-story. Two-story. Density. How much park space. You're going to want to know all that stuff. This isn't the place for that. But the concept of let's go ahead and, you know, add some housing to the city, that's where this starts, and that gives the landowner a starting place to start the discussion with the Land Use Commission, start the discussion with the Planning Commission, and then, ultimately, the County Council. So it's -- the community plan isn't going to make everything line-up. The community plan's going, okay, if we're going to grow, this is where we're going to grow, and these principles that you're going to review, this is what we want to apply to this growth. We want to maintain the character of Lana`i City. We want small individually owned shops. We don't want Wal-Mart. We don't want ...(inaudible)... how big ever grow. You know, we want this character of our island maintained. This is -- if we're going to grow, the plan is saying this how we're going to grow. So it's -- the plan isn't going to make everything line-up, but it's more of a visionary, this is where we're going. This is where we're going to discuss things in the future. That -- it doesn't answer it?

Ms. Barfield: No.

Mr. Spence: Okay. The very technical part of it is this -- the land use map and this plan is not going to make everything line-up. It'll correct some things, but it's just saying these are projects; this is where we want to grow; it's a starting point for all the other entitlement projects processes.

Ms. Barfield: Well, I understand that part but, you know, moving forward, shouldn't it be all correct? I mean, you know, like the spelling of the names, the street names, the places?

Mr. Spence: Yeah.

Ms. Barfield: You know, 'cause I refer to like three or four maps and they're all spelled wrong. So where do we have -- I mean where do we start to make everything correct? I understand that this is a starting point, but there's gotta be a starting point to make sure everything is correct and everything goes, you know, falls into place. It's a domino effect, right? So, I mean there's a whole bunch of things that's going to happen, but I mean 'cause I see it everyday 'cause I pull up, you know, from a federal standpoint, then going to the county's standpoint, I mean who do we go and ask which is correct? You know what I mean?

Mr. Spence: Yeah. No, and it's -- I regularly have to do the same thing. I have to look at the state, and the feds 'cause the feds have other things, like your airport zones and your flood zones and all that stuff, that's not stuff we're going to have control over. For the purposes of a starting point, that's part of why we're here is to make sure that, you know, we talked about spelling, we talked about place names, those kinds of things, very important, and we'll make sure that those things are right, and we've talked to Kepa quite a bit about that already. As far as making the maps line-up and consistent in the future, that's up to the landowner, so you're going to see them applying for, you know, a lot of entitlements. It's up to them to make sure all the maps line-up on the state, on the, you know, on the different county levels as well. Somehow I don't think I really answered your question, right? Maybe you can ask later if I don't understand.

Chair Ornellas: Thank you. I kinda -- you're right. It makes you think some. Well, as we go through this process, I mean we'll put Mark on the hook and make sure that the -- 'cause that's what we did to Bill Medeiros, when he was our -- in 1993, at '98 it was approved, '93 is when we actually did the plan. It took five years to get to the council. Kirk was on it, Ron was on it, myself was on it, so it's a long and it's frustrating because you see things that you talked about and it hasn't been approved yet, so they're going -- well, anyway. Anybody else have any questions for staff? No? Alright, so, Kathleen, so I kinda looked at this and we haven't talked about Sustainability, Climate Change, Meeting Ground Rules. Did we -- was that part of your --

Ms. Kern: Sorry. That was a holdover from CPAC, my CPAC outline.

Chair Ornellas: Huh?

Ms. Kern: That was a holdover from my CPAC outline. You already have rules, right?

Chair Ornellas: Oh, okay. Okay.

Ms. Kern: We had to talk about rules for CPAC.

Chair Ornellas: And maybe Logistics? Is that another?

Ms. Kern: I think we covered it, basically.

Chair Ornellas: Okay. So out of D and E, Sustainability? You haven't --

Ms. Kern: We can -- we'll talk about that when we work through Chapter 2.

Chair Ornellas: Okay. Alright, so are we ready to go to F?

Ms. Kern: I think so. We can -- I guess what I'd like to do is, yeah, let's start taking a look at Chapter 1, and if you don't mind, I'll highlight for you some of the major changes that we made and what the chapter's trying to do, and some of the questions we have for you, as the Planning Commission.

Chair Ornellas: Okay. Go ahead.

F. LĀNA`I PLANNING COMMISSION DISCUSSION OF AND RECOMMENDATIONS RELATING TO THE DRAFT LĀNA`I COMMUNITY PLAN

- a. Chapter 1**
- b. Chapter 2**

(Commissioners: Please bring the DRAFT PLAN DOCUMENT Dated DECEMBER 2013 with you to this meeting. The draft plan was included in your December 27, 2013 meeting packet.)

Ms. Kern: Yeah, Chapter 1 is intended to be just a, you know, a really quick introduction to that this is a plan and this is this place. So what we did with Chapter 1 is we have added a couple of pages that describe this place, and we really tried to engender a real sense of place to these first two pages so -- but, of course, we're not from here, so our question to you really is do you, of these first two pages, page 1-1 to 1-2, our question to the Planning Commission would be: Does this capture Lana`i? Are there other things you would add? We've tried to keep Chapter 1 -- I would also just sort of say we've tried to keep Chapter 1 fairly short and sweet compared to what it

used to be. The 1998 community plan had a very long history of Lana`i. We've taken that history and worked with Kepa to condense it and make it more accurate, and it's now in the appendix.

There was also a longer description about the community engagement that happened over the past four years. And again, much of that has moved into the appendix in order to make this introduction a little, as I say, more shorter and sweeter. So our question to you, the Planning Commission, would be: Do you prefer this shorter and sweeter introductory chapter, or do you prefer a more robust introductory chapter?

We have also a section you see here on page 1-8, there's sort of a one-page fast facts about Lana`i, and I guess my question would be to the Planning Commission: Is this too much? Is it not enough? Some of this information is now out-of-date, would you like this information on page 1-8 to be updated as additional census data becomes available?

Ms. Zigmond: Mr. Chair? Kathleen, personally, I like the shorter. I like the way this is done now and the additional information as an appendix in the back. That's just my personal preference. I had a couple of questions for you, if I may ask them, please. On page 1-7, where it talks about Chapter 6, it says, "This chapter is based on the extensive technical report." I have no idea what that's referring to. Could that be put in there and could you tell us now, please, what that is?

Ms. Kern: Most certainly. Apologies. The Planning Department began working on updating the Lana`i and Molokai Community Plans about four years ago, and one of the first things we did was hire consultants to help us start working on the project, and our consultants hired sub-consultant, John Knox. One of the of the consultant -- pieces of the consultant's work was to develop an economic development report for both Molokai and Lana`i. And John Knox did that. He did about a 300-page report for Molokai, and about a 150-page report for Lana`i. I believe the electronic -- a PDF version of it is on the county's website for the Lana`i Community Plan website, and we also had distributed it to the Community Plan Advisory Committee on disk. So if you would like a copy of that report, you can look online, or if you would like us to transmit a copy to you electronically, we can do that as well.

Ms. Zigmond: Thank you. I was just hoping that maybe it could be referenced right there.

Ms. Kern: That's a very good point. Thank you. We can add that reference and also the more -- the proper title of the report.

Ms. Zigmond: Thank you. And then on page, I just have on other thing, on page 1-8, in the employment, and I don't know what the five highest jobs, if that's done by popularity, pay rate, I really don't know, but I'm kind of surprised that it doesn't talk about medical,

school, or service providers, which provide a fair amount of jobs on this island, I mean it is, yeah, a lot of food and service, but I think there's probably more medical, school, and service providers than there are real estate people on the island, per se, so I'm just curious about that.

Mr. King: Commissioner, this is directly from the 2010 census, and the quantity that it's describing is the number of jobs, not necessarily a pay rate, but the job count within the census results of people answering in those job categories.

Ms. Zigmond: Is that just specific to Lana`i or is that countywide?

Mr. King: This is specific to Lana`i Island.

Ms. Zigmond: So I'm wondering who they talked to 'cause, again, I just think that there are more people in the service provider/medical/school. I mean how many people work at the school? Yeah, so --

Mr. King: You can answer for more than one job too. If people have more than one job, they could fall into -- they can answer the question with more responses than there are people.

Ms. Zigmond: That's not my point and, you know, unless I get accused of wordsmithing or something, I'm just saying I don't know, you asked if we wanted to see this changed and it doesn't make any sense to me, that particular section, and I see some heads nodding with the other Commissioners so --

Chair Ornellas: Bev, what would you want to see? Would you want to see completely all the list of the jobs on Lana`i? I'm looking for something that, you know, you brought that up so, and you have a feeling, but would it be better if they listed all the jobs on the census, or can they reference the census on this part so you can go look at the whole list, if that's okay with you?

Ms. Zigmond: Every job doesn't have to be listed. I just -- I'm, I guess more than anything, I'm expressing somewhat surprised at what's listed here.

Chair Ornellas: Alright. Great. Anybody else? Joelle, you have something?

Ms. Joelle Aoki: I actually have a comment or a question rather on Appendix 1.1, on A.2, last paragraph, first sentence, "Having eradicated goats on Lana`i, George Munroe introduced axis deer to Lana`i in 1920." I don't believe that George Munroe eradicated the goats. The goats were eradicated in the late '60s, early '70s, which was done by our community residents, and it was a community effort. Yes, and recall that as a child, so I believe that we did eradicate goats, however, maybe the positioning of this particular statement is in the wrong placement, and so maybe we should just for

prosperity, we should ensure that maybe we have this read over by someone that can ensure that it's chronologically correct.

Chair Ornellas: ...(inaudible)...

Ms. Aoki: I'm sorry, 1.1, and A.2, Appendix.

Chair Ornellas: Okay. You got that, Kathleen? Mark?

Ms. Kern: Yes. We will definitely double-check this fact and provide correct information. We will talk to Kepa, and we can get better information from Kepa, I'm sure.

Chair Ornellas: Ron, who, I mean, who would you recommend for them to get the correct information?

Mr. McOmber: To get what?

Chair Ornellas: The correct information concerning the goats, who would you -- Kepa would be okay?

Mr. McOmber: I'm not sure if Kepa was involved with any of it. It was a DLNR decision and it was Peter Connolly was with the game warden at the time. I don't know who would go back to that. That was who was given that job to do that.

Ms. Aoki: You could ask some of the old-timers. I mean I remember my father riding by horseback and bringing home goats with his bow-and-arrow, so I'm sure you could get it from some of the elders in the community, the kupuna.

Mr. McOmber: Yeah, but Peter --

Chair Ornellas: Okay.

Mr. McOmber: Basically did most of it ...(inaudible)...

Chair Ornellas: Alright. Thank you, Ron. So we can use her father as that reference, okay?

Mr. McOmber: Even Henry could be one of the few people that know.

Mr. Spence: Just for everybody's information, I know that Lana`i is a little more informal, and Ron has always has really interesting and valuable information, but, no, but speaking from over there is not going to show up on the tapes, and so it's going to be, when you look at the transcript, it's going to say, "Ron McOmber: Inaudible." So,

anyway, if -- when people have comments, and the Chair opens it up for public testimony or something like that, you really need to use the microphone.

Chair Ornellas: I'm sorry, Ron. I did ask you the question so it's my bad. Thank you.

Mr. King: Mr. Chair?

Chair Ornellas: Go ahead, Mark.

Mr. King: In the previous community plan, page 30, there's a more detailed description of Mr. Munroe's actions. I think in our consolidation, we have left an introductory clause, I hate to step on wordsmithing, but it's left without an object and it appears, with the comma, this clause seems to be referring back to Munroe single-handedly killing all the goats. So I think there's some wordsmithing that could be done on this sentence to redirect the introductory clause so that it's not referring with Munroe as the object.

Ms. Aoki: Yeah. I believe that that is correct. Thank you. And then possibly looking at the chronological order of where it's placed. And, yes, my father could be available to you. He does reside part-time on Maui.

Chair Ornellas: Alright. I think that's settled. We beat that goat into the ground. Alright, so next? Unless, Members, you have any questions? Anymore?

Ms. Kern: I wanted to go back to Beverly's point with regards to the jobs that are described from the census. I would actually concur with you. Just in the work that we did for Molokai, what was coming out from the data as to the number one jobs on Molokai was banking, and it just doesn't make sense. So we can certainly look at this and if it's not comporting with everyone's sense of reality, then we can eliminate it or attempt to find better data. I do have to say, trying to find data on just Lana`i or Molokai is hard because often the state just does the County of Maui and doesn't disaggregate it down to the islands.

Chair Ornellas: Alright. Thank you.

Mr. King: Yeah, Mr. Chair, staff would entertain a motion to strike.

Chair Ornellas: Strike the percentage? The numbers?

Mr. King: Remove this bullet point if it's -- we can't change the census data, and we can't take a new census, so if it doesn't smell good, take it out.

Chair Ornellas: Pat, you want to come up and say something, please? Yeah, you need to come up. I mean -- alright. Thank you.

Ms. Zigmond: Mr. Chair, you haven't opened up public testimony again have you?

Chair Ornellas: I'm going to be a little bit lenient on this one, so we'll just let it go.

Mr. Pat Riley: On that particular point, the Department of Labor produces, every month, a job count, Hawaii.org, DLIR. I look at it. So every month, except, you know what happened? It didn't get funded. And the head of research, Phyllis Ayau, told me we gotta go to the legislator to get Lana`i count back on that thing. So we would appreciate your help in getting the Lana`i count because what they're going to do is meld us and Molokai in with Maui. But you can go right now on Hawaii.org and you'll see the Lana`i sheet at least up until June of 2013, and then it goes -- it went away. So I asked her about that 'cause she's a good friend of mine, and she said, oh, the legislature decided to meld it all together with Maui County, and I think that's wrong. We need --

Chair Ornellas: Okay. I understand.

Mr. Riley: We need all Lana`i data, whether it's jobs or anything else, we need specific to Lana`i.

Chair Ornellas: Okay.

Mr. Riley: Thank you very much for the opportunity.

Chair Ornellas: I appreciate your comment. Mark, is it possible to use those numbers instead of the census numbers? I mean it's not like we're going to stop the building of the Eiffel Tower or anything like that, so, Bev, will that be suffice? Alright.

Mr. King: Mr. Chair, staff will do what we can.

Chair Ornellas: You the best.

Mr. Spence: We'll take a look at that and we'll present something to you, and, you know, even up till June is much more recent than the census, but keep in mind that this is a snapshot in time. It's going to change over time one way or another.

Chair Ornellas: Alright. Great. Kathleen, next. What are we going to do next?

Ms. Kern: Just to reiterate, if there are any other -- if there are any concerns with regards to Chapter 1? Is there any sense that there's anything else missing? I guess I wanted to get people's reaction to the first two pages, this sort of description of what is this place. Does it work for you? We have -- this page, literally, page 1-1 and 1-2, was not something that CPAC ever saw, so we would appreciate your feedback on that, page 1-1 and 1-2.

Chair Ornellas: Members, any feedback? Alright, it looks like everybody's okay with it. Entertain a motion to pass then. Can I get a motion?

Mr. Stuart Marlowe: So move.

Mr. Spence: I mean this is fine. If we take motions on everything, it'll take forever, but just if the Chair --

Chair Ornellas: Can I ask Mark what he was thinking when he said that, please?

Mr. King: Just *Robert's Rules of Order*, I'm not used to the Lana`i protocol so I'm going by the way we did Maui Island Plan and to put -- to get something on the table as an object, then take action on it, then we get to go to the next page.

Chair Ornellas: Understand. Alright, so we don't need to do that then. We'll just -- you guys got your orders on basically we accept it the way it's written except for --

Ms. Kern: So you're directing us to do additional research and try to find better data with regards to labor statistics; we're going to try and find better information and correct information with regards to goats; and we are going to add reference and title to the economic development paper that John Knox did as well. So those were the three main points? And Pat also had his request that the Department of Planning, perhaps, can help suggest that we need Lana`i specific data to the state, but that's not part of the plan, but we can do that anyway.

Mr. Spence: Let me just suggest that if the Commission is good with that direction that they've provided, you might just say, "move to approve the first" -- no, let's go by chapter rather than section by section. Oh.

Chair Ornellas: I was just going to do that. So any disagreements with what Kathleen said? Go ahead, Bev.

Ms. Zigmond: If the motion says, "with those changes."

Chair Ornellas: Alright. Staff? Any disagreements? Alright. Hearing none, so can you -- that's the changes, right, Kathleen? Thank you.

Ms. Kern: Correct.

Chair Ornellas: Okay, so we'll move on to --

Ms. Kern: So we're going to move on to Chapter 2.

Chair Ornellas: Two.

Ms. Kern: So let me give you a brief walkthrough of Chapter 2. Chapter 2 essentially has four parts to it: the statement of the community vision and guiding principles; the statement of the key problems and opportunities; the population forecast; and the statement on sustainability and climate adaptation.

The community vision and guiding principles, not necessarily required by 2.80B, but the Molokai plan has one, and we generally think it's good planning practice to present a kind of vision of where the community wants to be and who it wants to be in the future. So we helped create it with -- very much with the Lana`i CPAC. We took a couple of rounds at it, if you will. We worked on it at the very beginning of the CPAC process, and then we worked on it at the end of the CPAC process again, so they had a couple of passes at it.

Just moving on through the plan, the problems and opportunities section is absolutely required by 2.80B. It was, in drafting this section, it was initially built on the 1998 problems and opportunities, but again, it was built up based on information we had from the community engagement events that we did, but also we were able to look at a lot of the work that DBEDT, not DBEDT, Bob Agres and -- the community development organization -- no. Yeah, when there was a number of community meetings and Bob Agres and his organization were over here -- HACBED. I'm sorry. We were also able to look at the HACBED information so -- and working with the CPAC, what you see before you, in terms of the problems and opportunities, is distilled from all those people, and we've tried to order, if you will, the problems and the opportunities in their order of importance, from sort of the most important, the biggest problem, etcetera, sort of the biggest opportunities down. So, you know, our question to the Planning Commission would be, you know, do you agree with these problems and opportunities? Are they articulated correctly? Is there any problem or opportunity or big set of issues that are missing that need to be captured?

And then sort of moving on, we have this 2.3, Population section. We provided some brief information about the census data, but we didn't provide an extensive analysis, if you will. We wanted to get some sense from the community as to how robust of a section you think we need for this population section.

And then we've added sections on sustainability and climate change, and this is coming from the state. The state, over the past couple of years, has introduced and passed into law the Hawaii 2050 Priority Guidelines and Principles, which are sustainability guidelines and principles. And then also, in 2012, the State Legislature enacted into law, into Chapter 226, of Hawaii Revised Statutes, Climate Change Adaptation Priority Guidelines. Now again, initially, we had these, the actual priority guidelines in the body of the plan; we've moved those to the appendix. What the list, if you will, on Section D, pages 2-14 to 2-16, is trying to articulate what's in the Lana`i Community Plan using those sustainability and climate change principles and guidelines a little bit, so the sustainability and climate change adaptation principles and guidelines, in a way, are

asking communities to try and do some of these things, such as balance economic, community, and environmental priorities, and achieve a diversified and dynamic economy. So we've tried to really quickly articulate what's going on in the community plan in a synthetic way. But as you see, it's a list. It's embryonic. Our question to the Planning Commission is: Does this section need to be more robust, or a little more articulate, or is it sufficient as a kind of quick guide to the major initiatives and strategies in the plan?

Chair Ornellas: Bev, you have something?

Ms. Zigmond: I have two things that actually I think are incorrect in the beginning of Chapter 2, and I'm sorry I didn't say that more quickly. On 2-7, Governance in other Islands, we really can now participate in meetings on Maui via video conference here. I'm doing one of those on Friday. So that is an improvement. And then on page 2-8, under B, when it talks about 2011, the Water Use and Development Plan, I don't think Pulama Lana`i was in existence there so maybe the original, "the company," or something else should be there 'cause they weren't here in 2011.

Chair Ornellas: You got that, Kathleen?

Ms. Kern: Let me just repeat back so we're clear that I got that correct. Governance section, on 2-7, you're suggesting that we don't need to -- that we can change the language to admit that, yes, there are opportunities now for virtual communication. And the other direction was to clarify the Water Use and Development Plan, in 2011, and that was Castle & Cooke.

Chair Ornellas: Where's this on -- for the Water Use and Development Plan, what --

Ms. Zigmond: It's on page 2-8, section B, as in Beverly, it talks about 2011, the actions that various entities can do, and it says, "Pulama Lana`i," and they weren't here in 2011 was my point.

Chair Ornellas: Okay. Originally, it had "the company," so that kinda is a catchall, right?

Ms. Kern: Correct.

Chair Ornellas: So put back "the company."

Ms. Kern: Okay.

Ms. Zigmond: And I just have a question on the population where you talk about the revisions and such and needs to be further developed. Will that be during the life span of our process here? Is that --

Ms. Kern: That's the intention. Yes.

Ms. Zigmond: Okay. Thank you.

Chair Ornellas: Can you repeat that, what you've written down so far for Chapter 2, unless there's more changes? Members? Yes, go ahead, Stuart.

Mr. Marlowe: I'm absolutely in favor of having, on 2-7, the letter "H," Relationship with Major Landowner, the content of that paragraph is absolutely, without question, one of the most interesting and unnecessary smacks at the former landowner. I don't think that it is the place of this document to get into that kind of a historical rhetoric; number two, there's no foundation. You're making statements in this document that appear to be factual; no one actually can verify; it's all hearsay; and I think it's absolutely unnecessary that that kind of dialogue be put into this document. I would recommend strongly that it be struck totally.

Chair Ornellas: Alright. Members, any comments on Stu's recommendation for H be stricken?

Ms. Aoki: I'd like to, and I don't know if this is proper protocol, but I would like to know -- I'd like to -- I'm curious to why this was in here. Did someone -- did we have a community member that came to testify at the CPAC meetings to why it was inserted, was there community members that shared their feelings? I'm just curious to why it was placed in here because we had a number of people that came to testify and I think it's important to recognize our entire community's feelings, and if this was expressed during the CPAC meetings, I'd like to know what happened.

Ms. Kelli Gima: I noticed, under the Guiding Principles and Goals for the Future of Lana`i, it says one the goals is to establish trust to create a collaborative and respectful relationship between the community the Pulama Lana`i. So I can see why this is mentioned in here to bring up the history and, basically, reinforcing that goal and principle. Is that why it's in there?

Ms. Kern: To be honest, you know, we've been working on this community plan for four years, and when we first got here as planners, and spent a lot of time on the island interviewing everybody or a lot of people, we interviewed a lot of folks from Castle & Cooke, we interviewed Planning Commission members, CPAC members, nonprofit members, people who owned and operated their own businesses, people who worked for the company, and this was our analysis was that the communication was so badly broken between the community and the company that it was absolutely one of the most important things that the community needed to work on. Of course, the situation now is quite different. So, in a way, it's a little bit of a holdover from when -- from four years ago, and three years ago, when we were watching what was happening in this place and the very strained communications between, not only the company and community,

but also the company and the county to some extent. We felt it behooved us, frankly, to say something, that this was such an issue and such a giant elephant in the room that it needed to be dealt with. The fact now that there's a brand new owner, a brand new company, I think perhaps means this is -- it's no longer relevant. That's true.

Chair Ornellas: Hang on. Hang on. Ron, would you like to say something as a CPAC member? Please come up and grab a mike.

Mr. McOmber: Ron McOmber, a CPAC member. Those statements that were put in there were put in from the heart. We fought Castle & Cooke tooth and toenail through this whole process, and I don't believe that's a bad statement. It's a truthful statement. It may hurt. But it's a truthful statement. We fought that man for twenty-something years on this island, and it's quite a relief, difference what we have now with Pulama and what we had with Castle & Cooke at that time. I worked for them down at the harbor, I worked for them in other positions, and I don't think that's at all out of line, that statement. They were a very hard company to work for, and they had no connection with the locals at all.

Chair Ornellas: Alright. Thank you, Ron. Anybody else want to weigh in? Community? Okay, if not, Members, Commissioners? Go ahead, Shelly.

Ms. Barfield: I can understand, you know, those comments. I mean I worked for the company. But, you know, with the bad, you always -- I mean he did some good. He kept the island alive, right? I mean even if, yes, they lied, they didn't, you know, come forth, or be honest, or whatever, but still, we still had jobs. I mean that's all I can say. He put me through school.

Chair Ornellas: Alright. Go ahead.

Mr. Marlowe: I just had one comment. I just -- my comment why I brought this up is that there's all bad, no good, and there was some good. I just believe that this type of statement, the way that it's written, does not belong in this plan. It's not relative to the plan going forward. Everybody knows the history. I just believe that the way that this is structured does not belong in this document. That's my whole comment.

Chair Ornellas: Alright. Alberta, you want to come up, please?

Ms. deJetley: Yeah, Alberta de Jetley, and I'm speaking as a member of the public. I'm really glad that Stu Marlowe brought this section in because all through, you know, all through the time that Mr. Murdock was here, as time changed and things became very difficult, all of a sudden it was when Mr. Murdock was longer able to support this island by pouring 20, 30 million dollars a year into it, that -- and it was not to his own fault but because of a worldwide recession, suddenly he became the bad guy, and, as Shelly Barfield said, he gave her a job, he helped pay for her education. It seems as if when

we were going through the CPAC thing, there was no one there to speak for the ILWU, because the ILWU certainly appreciated all of the jobs that Mr. Murdock provided for their members. Through Mr. Murdock, we had homes; through Mr. Murdock, we had a new industry, the hotels; through Mr. Murdock, so many of us who were renters, were able to buy our own houses. Times changed. Times became very, very difficult. And the economy dropped out from under us. I really appreciate all of the things that Mr. Ellison and Pulama Lana`i has been doing for Lana`i, but we are in a new era and it's time to stop bashing David Murdock and Castle & Cooke for their poor, poor relationship with the company -- with the community. We know it happened. It's time for us to put it aside and move on.

Ms. Gima: Well, it seems to me the reason why I guess it may be viewed negative is because it's under the Problems section. I mean everything for the past two pages are listed under Problems. I mean everybody's going to have their difference of opinion on Castle & Cooke and on David Murdock. But I think it is absolutely important to mention the community's distrust that they had in the previous landowner. I think it's very important to talk about the history, especially when you're planning for the future. And I, personally, think that it should stay in here.

Chair Ornellas: Alright. Thank you, Kelli. Anybody else? You know, I'm going to entertain a motion to stricken H. Somebody want to make that motion?

Mr. Marlowe: So moved that it be struck.

Chair Ornellas: Alright. Is there a second?

Ms. Barfield: I second.

Chair Ornellas: Shelly Barfield will second it. Anymore discussion, Members? Hearing none.

There being no further discussion, the motion was put to a vote.

It has been moved by Commissioner Marlowe, seconded by Commissioner Barfield, then

VOTED: to strike section H. Relationship with Major Landowner, on page 2-7, from the plan.

(Assenting: S. Barfield; S. Marlowe)

(Dissenting: J. Aoki; K. Gima; S. Nefalar; B. Oshiro; B. Zigmund)

(Absent: P. Felipe)

Chair Ornellas: We have two ayes, so it doesn't pass.

Mr. Spence: I have a suggestion.

Chair Ornellas: Go ahead.

Mr. Spence: Okay, just maybe a suggestion for the -- for the Commission. If you wanted to turn this into an opportunity, because, you know, I've heard a lot of the stories too, and you don't want to forget the lessons you've learned in the past, because your history is very important, but at the same time, we're looking for an opportunity. I say, "we." Okay, this island is, hopefully, looking for an opportunity with this new landowner. So I think the principle that this is trying to grab at -- well, it just says, "Relationship with Major Landowner," I think if perhaps we could rewrite it and put it as an opportunity to develop a new -- a relationship with the new landowner.

Ms. Zigmond: Mr. Spence, it already is.

Mr. Spence: Okay. It's in there. Okay.

Ms. Aoki: I have a suggestion. You know, Castle & Cooke Resorts was not technically the -- or Mr. David Murdock was not the only owner prior to Mr. Ellison, and so maybe we could generalize it and remove "Castle & Cooke Resorts," and say, "previous major landowners," because what happened with, you know, the feelings of individuals that that relationship with Castle & Cooke Resorts, Mr. David Murdock, was negative, could possibly for the feelings of others with previous landowners of Lana`i, and so maybe we, just as a suggestion, we could take out "Castle & Cooke Resorts," because this is indicative of plantation towns all over Hawaii, all over the nation. The types of problems we experience. It's not isolated just to Lana`i. We had our unique problems but it is something that is indicative of that type of rural environment plantation town.

Chair Ornellas: Any comments on Joelle's suggestion or removing "Castle & Cooke" and just rewording -- just rewording it to make it previous owners, and then remove "CCR," "Castle & Cooke Resorts." Just make it more general. Anybody disagree with that? You okay with that?

Ms. Aoki: And still keeping, you know, the part about Pulama Lana`i because that's the opportunity in it, of course.

Ms. Kern: If I may also maybe add another suggestion from what Joelle was saying is, yeah, the issue here is not in a way not just Castle & Cooke and Castle & Cooke's behavior but the fact that this is a company town, it's a company island, and it's a very unusual situation, so we could rewrite and reconfigure this so that it's about the fact that this is an unusual situation and not, you know, there's not many other places where there's one landowner who owns 98% of the entire county, essentially.

Chair Ornellas: Is there any -- Members, any objections for letting staff come up with a different -- a different way of writing it making it a little bit -- no? No objections? Alright, so, Kathleen, go ahead and do it.

Ms. Kern: Okay. So we can re-craft that paragraph to be ...(inaudible)...

Chair Ornellas: Okay. And we'll get to see -- I mean all these changes we'll get to see at our next meeting, right? You guys are going to put this -- it's going to be written on a piece of paper, not necessarily put into the -- but I mean all the things that we're talking about, I mean it's going to be inventoried and we'll see it again, right?

Ms. Kern: Yes.

Chair Ornellas: At the next meeting?

Ms. Kern: Not necessarily at the next meeting. The next meeting we'd like to go on and start talking about the other chapters. We'll bring you the revised chapters by the -- before the end of this process.

Chair Ornellas: Okay. See, you're going to bring 13 chapters to us and that's not -- I mean all I'm looking for is an inventory of the changes that we did for Chapter 1 --

Ms. Kern: Okay.

Chair Ornellas: Inventory of the changes that we did for Chapter 2.

Ms. Kern: Okay.

Chair Ornellas: So, that way, we can keep track.

Ms. Kern: We can add those inventories along with the minutes --

Chair Ornellas: Okay.

Ms. Kern: And bring them to the next meeting.

Chair Ornellas: Great. Yes sir, Ron? Man, you're going to have to come sit up front here instead of waiting, or the county should invest in some cordless mikes.

Mr. McOmbler: The only thing I have with Joelle's idea was not all previous owners were bad for the people of this island. Dole did a hell of a job. When they were doing - - they took care of their people, they took care of their labor force, so it can't be all previous owners of Lana`i. Castle & Cooke was the one we targeted. Dole, I had no

problem with. I was here when Dole was working. So let's not put in there "all previous owners." Thank you.

Chair Ornellas: Thank you. So, yeah. Okay, so that takes care of H. So the next -- we're almost done, okay. So let's just continue on going. So, Kathleen, you want to continue?

Ms. Kern: Continuing on, I guess, similarly, are there any other questions or concerns or changes with regards to any of the problems or opportunities? Any additions? Anything that we missed?

Ms. Zigmond: I have a couple of comments, please, on page 2-16, under Hazard mitigation, it says, "Increase public awareness regarding fire hazard." Is it just fire or do we want to do other hazards also?

Ms. Kern: You're probably right. We could probably add all the different natural hazards, not just fire.

Ms. Zigmond: And then under Preservation and restoration of natural landscape features, right below it, and I have this same issue in a number of lines and I was going to reserve it for an email to you only, but the different goals and strategies and such, for the most part, all begin with a verb, but under Preservation and restoration, it says, "Dryland forest," and like what are we going to do with it? "Natural gulches and wetlands." What are we going to do with it? The other ones we actually say we're going to restore or remove or whatever.

Ms. Kern: That's a good point. Thank you for catching that. We can add verbs to make sure that that section is in the same format at the others.

Ms. Zigmond: And one last thing at the very bottom, Foster Collaboration, the very last one, and I'm sure that nobody can imagine that the company, that Pulama Lana`i would never be the owner here, but if they weren't, if something happened, then would we still want to foster collaboration with the major landowner of the island?

Ms. Kern: That's a good point. Thank you.

Chair Ornellas: Any -- can you repeat the changes for this, for this chapter? And then we'll make the -- we'll accept it or change it.

Ms. Kern: I can. Are there any others?

Chair Ornellas: Is there any others?

Ms. Kern: One more go-around.

Chair Ornellas: I'll take -- yeah, if you have more, bring it on. Okay. Go ahead.

Ms. Kern: So to summarize changes in Chapter 2, Governance of -- sorry. Let me go back to the beginning. Hold on. Okay, on page 2-7, Governance, we can amend that paragraph to articulate how there are opportunities to do virtual testimony now.

Page 2-8, item B, the Water Use and Development Plan was done when it was Castle & Cooke resorts, and we can articulate the fact that it wasn't Pulama Lana`i when that plan was done.

Problem H, back on 2-7, we were going to reword and talk about plantation town issues with the island, basically, being a company island, and remove reference to CCR.

And then on page 2-16, Hazard mitigation, we can talk about public awareness of all different hazards, not just fire.

We can amend the paragraph on Preservation and restoration of natural landscape features to be in the same format, i.e. starting with a verb and talking about what is actually going to happen.

And on Foster Collaboration, that last paragraph on 2-16, we can talk about, not just Pulama Lana`i, but the major landowner.

Ms. Aoki: Sorry, Kathleen, I have one more.

Ms. Kern: Certainly.

Ms. Aoki: On 2-5, item B, last sentence, it says, "In addition, recent immigrants and new arrivals are in need of support services to help them integrate into Lana`i's community." I'd like to have included in that sentence "cultural competence." So ". . . support service to include cultural competence --" "in a culturally competent way . . ."
Thank you.

And one quick question. I was just wondering, why did we refer to the recession of 2009 to 2011 as the "Great Recession?" Just for my knowledge. I'm sorry.

Ms. Kern: That's the way it was being referred to in the papers at that point in time.

Chair Ornellas: Thank you, Joelle. So you're going to add those two changes and --

Ms. Kern: I need to -- let's clarify those two changes 'cause I wasn't able to write everything down. Item B, you want to add at the end of the last sentence about cultural competence?

Chair Ornellas: Joelle?

Ms. Aoki: Yes.

Ms. Kern: Yes.

Ms. Aoki: Yes.

Ms. Kern: And there was a second thing?

Ms. Aoki: No.

Ms. Kern: That was it?

Ms. Aoki: Just a question about the Great Recession.

Chair Ornellas: Thank you. Anybody else have comments on Chapter 2? Shelly, do you want to make anymore corrections or additions or what? No. You're done? Thank you. Hearing nothing for Chapter 2, then that's it for Chapter 2. Okay. So --

Ms. Aoki: Forgive me. I'm very sorry, 2-14, Green Infrastructure, there's a note here, a bullet point, "Develop plan to replace Cook Island Pines with native species." So this is a question: Does this refer to all the Cook Pines that are aged and they will be removed and replaced with native species?

Mr. McOmber: As replaced ...(inaudible)...

Ms. Aoki: As replaced as needed.

Mr. McOmber: I would say, "as needed."

Ms. Aoki: Should that reflect as needed? And I'm just curious because most native species don't necessarily have the height we need for -- to catch the fog base, so I'm just curious. I'm sorry.

Chair Ornellas: As needed.

Ms. Aoki: Thank you.

Ms. Kern: I believe, I mean that's a pretty cryptic sentence there, but it was probably more taken from the direction to create a urban forestry management plan for the town. I don't think it was more so more referring to the pines on the hale. Yeah.

Chair Ornellas: Alrighty. So, geez, I guess we're done with the agenda?

Mr. McOmber: ...(inaudible)...

Chair Ornellas: You wanna do it? No. We can't. It has to be on here first. Alright, so I want thank all the Commissioners for -- okay, well, I want thank all the Commissioners for doing their homework and coming prepared for this meeting. I mean, we saved a ton of time.

Ms. Kern: Yes.

Chair Ornellas: And so you wanted to say something?

Ms. Kern: Can we talk about next meeting a little bit before we go?

Chair Ornellas: I was going to get to that but you can start. I already patted everybody on the back so, no, you can start. Go ahead.

**G. NEXT MEETING DATE for the LĀNA`I COMMUNITY PLAN REVIEW:
JANUARY 25, 2014**

Ms. Kern: Next meeting, we really would encourage you to not just read the chapters ahead of time, but come with any questions and concerns and issues you may have. And to really think about how these chapters, I mean the first two chapters don't have any policies or actions but is meant to provide a kind of introduction to the plan, but as we get into Chapters 3, 4, 5, 6, etcetera, they, you know, they are full of policies and actions, it would really help us if you can think about what's going to help you, as Planning Commissioners, in the future. Do these chapters have enough of the kind of policies and directions that are going to help you make decisions in the future? I know it's a very abstract thought, but I guess, you know, as Planning Commissioners, think about how you're going to use this plan in the future, and does it have enough in there to give you the guidance and direction to help you make decisions in the future.

And then I would say also help us understand what you need us to present. Do you want us to present more background about how these chapters were developed or what's in them or a more robust walk through the chapters?

As I say, January 25th is a big Saturday and if you guys want more background from us, we can do that or not. If you don't want us to do a lot of talking, then we'll just shut-up and let you guys go.

Ms. Barfield: Well, if you provide the background prior, we can read it, you know, together with that so that way, we come to the meeting, we're aware of what the background is coming to this. I mean, you know, just for, like we have nothing else better to do, but -- oh, and I had another question. You know, if we're unable to attend

the meeting, what is the protocol on how to contact you if, you know, we do we tell him? Who do we call? 'Cause I was calling Leilani, you know.

Ms. Kern: For these meetings that are the community plan review, it's probably best to contact me 'cause I'll probably be the steady person for all the meetings.

Ms. Spence: Kathleen can be just a wealth of information. She started out with the redraft, and then staffed the CPAC, and now ...(inaudible)... knowledge of this plan ...(inaudible)...

Chair Ornellas: Okay. Alright, Kathleen, if -- don't even. Shelly, don't be sick, alright?

Mr. Spence: When, Commissioners, when we get to the maps, we're going to have GIS live on the screen for you so you can look at the different proposals, and analysis, and where things are located and whatnot, so we have this capability that we did not even dream of with the last community plan, so we're bringing technology to you.

Ms. Kern: I have another question for the Planning Commission, just on this similar vein, I guess, you know, help us understand how to make this a little more useful of a document, and I don't mean -- I mean more physically. Kelli, I noticed you had tabs on -- for the chapters, and, you know, if you folks have suggestions for things like that, to have colored paper dividers, or tabs, or, you know, what's the section that you go to first, you know, those are some of the mechanical things that we can also help work on. So, you know, think of this as your kind of -- or I guess I would also say what, you know, another thing that we added into the plan that wasn't in the CPAC version is one of these appendices, which includes some of the development agreements. Yes, because everyone kept talking about them and we had no idea where they were, so Doug did research to find those MOAs and put them all in one place. So the more that you guys can think of this as your, you know, one-stop shop of stuff you need to do your jobs as Planning Commissioners.

Chair Ornellas: And there's also you have a part in there with ordinances.

Ms. Kern: Yes.

Chair Ornellas: HRSs, so that's a wealth of information too.

Mr. Spence: I don't mind. I'm just going to say we'll consult with Corporation Counsel as to appropriateness of including an MOA within the plan, if there are some kind of legal problems with that. I don't mind and, you know, as Kathleen was saying, everybody refers to them. I don't want to give them anymore legal weight than what they're supposed to have by including them in the plan.

Mr. McOmber: You're talking about our MOA?

Mr. Spence: Yeah.

Mr. McOmbers: LSG's MOA? I just ...(inaudible)... MOAs out there. To talk about LSG's MOA, that's a big document.

Chair Ornellas: '87, '92

Mr. Spence: Yeah. So, for the record, that was Mr. Ron McOmber commenting on LSG's MOAs and what a big document it is.

Mr. McOmber: Thank you.

Mr. Spence: So we will be discussing that with Corporation Counsel as to the appropriateness of it.

Chair Ornellas: Okay, any objections? Shall we adjourn to our next meeting will be on January 25, which is a Saturday.

Ms. Kern: A Saturday.

Chair Ornellas: We will start at 9:00 at --

Ms. Kern: Does 9:00 works for you folks --

Chair Ornellas: Yeah.

Ms. Kern: We can do that or we can do 9:30?

Chair Ornellas: We can start at 6:30 at Blue Ginger if you guys want.

Mr. McOmber: That's at Hale Kupuna?

Ms. Kern: Correct.

Chair Ornellas: Yes, Hale Kupuna, 9:00, Hale Kupuna. Alright. Thank you all. Thank you.

Mr. Spence: Thank you, Commissioners.

H. ADJOURNMENT

There being no further business brought before the Commissioner, the meeting was adjourned at 7:35 p.m.

Respectfully submitted by,

SUZETTE L. ESMERALDA
Secretary to Boards & Commissions

RECORD OF ATTENDANCE

Present

John Ornellas, Chairperson
Stacie Lee Koanui Nefalar, Vice-Chairperson
Joelle Aoki
Shelly Barfield
Kelli Gima
Stuart Marlowe
Bradford Oshiro
Beverly Zigmond

Absent

Priscilla Felipe

Others

William Spence, Planning Director
Kathleen Kern, Staff Planner, Long-Range Division
Mark King, GIS Planner, Long-Range Division