

**LANA`I PLANNING COMMISSION
MINUTES – REGULAR MEETING
JULY 18, 2007**

APPROVED 08-15-07

A. CALL TO ORDER

The regular meeting of the Lana`i Planning Commission was called to order by Chairman Reynold “Butch” Gima at approximately 7:00 p.m., Wednesday, July 18, 2007, in the Old Lana`i Senior Center, 309 Seventh Street, Lana`i City, Lana`i.

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

B. APPROVAL OF THE JUNE 20, 2007 MINUTES

Mr. Reynold “Butch” Gima: Okay, I’d like to call to order the July 18, 2007 meeting of the Lana`i Planning Commission. Let the record show that we have quorum with Commissioners Zigmond, Kaye, Endrina, Gamulo, Elliott, and Gima. At this time, I’ll entertain a motion to approve the minutes of June 20, 2007.

Ms. Sally Kaye: I had a correction.

Mr. Gima: Okay.

Ms. Kaye: Leilani, if I could, on page 15, the first paragraph, about 15 lines down, the sentence says, “plus part of the chapter you relied on to take that appeal is clear written for someone whose design was denied.” The way it’s written – I give you credit for trying to make sense in what we say and doing a wonderful job at it. Having made that correction, Leilani, I would move that the minutes be approved.

Ms. Beverly Zigmond: I second.

Mr. Gima: Okay, it’s been moved by Commissioner Kaye, seconded by Commissioner Zigmond that we approve the minutes of June 20, 2007 as corrected. Any discussion?

Ms. Zigmond: Yes, I have some questions, please, for the Department.

Mr. Gima: Okay, Bev.

Ms. Zigmond: Who would be answering those? Hi. Okay, sorry, I looked at you and I didn’t even see you there. Sorry about that. Okay, no, my apologies. In the minutes of our last meeting, there were some action items that the Department was going to address, and one of them of course was to the Department of Housing and Human Concerns. And I’m thankful to Colleen and everyone who made that up-coming meeting happen. But, let’s see, on page 5, we had asked about copies of the MOA and I believe Colleen said she

would follow up with the Director about rescheduling any workshop. That's one. And also to see if we could have any copies. And I was wondering on the status of those. And shall I keep going or wait for a reply?

Mr. Jeffrey Hunt: . . . (Inaudible) . . .

Ms. Zigmond: Okay. On page 10, Colleen had indicated she would inform the Director that the Lana`i Commission wants to review the application of – that was Jacaranda Square. No, I'm sorry – that was – even the SMA, if it was under \$125,000 that we wanted to approve – this was the Harbor – so, to see if she informed you of that. And regarding Jacaranda Square, let's see, we're looking at page 20. So there was something about the Department initiating an amendment to the Design Guidelines. Do you want me to read the whole thing?

Mr. Hunt: I know the subject.

Ms. Zigmond: Okay, and to follow up, if there was any other legal recourse on rescinding that original approval. And I think that's all my questions. Those are the outstanding action items. Thank you.

Mr. Hunt: Good evening. I'm Jeff Hunt. I'm the Director of the Planning Department. In regards to the issue of the Housing Department meeting, there is a memo that I guess it didn't get in your packet, but we distributed it tonight. And apparently they are going to be working to conduct a meeting, or workshop, I guess, is a better phrase in the future. So at this point, I don't believe that they have a specific date, but they've indicated a willingness to do that.

Ms. Zigmond: . . . (Inaudible). . . We did get an email saying perhaps in September or sometime about that time frame.

Mr. Hunt: I can follow up on the MOA copies. I'm not sure. I guess I'm just not sure one way or another, but we will follow up on that – to try to and get you copies – apparently that is what you'd like – copies of the agreement.

In regards to the Harbor SMA, the way the rules are written is if it's a minor permit, under \$125,000, then the Planning Department has the authority to approve that. If it's above that, then it requires a major permit . . . (inaudible) . . .

Ms. Zigmond: We are aware of that, but we had asked specifically for this project to be able to review that application no matter what the cost was. It's an important issue here.

Mr. Hunt: I'll discuss that with staff and our legal counsel, and we'll get a response to that. In regards to the Jacaranda Square, the Planning Department met with staff and met with legal counsel, and we agree that the Design Guidelines need to be up-dated to reflect the Community Plan. So we'll put that on our list of things to do – a rather lengthy list of things to do. In regards to rescinding the application or the approval, the staff consensus is that we are not inclined to do that at this point. So I guess that's all I have to say to that point. I could answer questions.

Ms. Zigmond: Maybe before we get into that, there was one other thing on the MOA, and it was having Jane Lovell send the Commission a letter stating why we can't have that workshop.

Mr. Hunt: I'll talk to Jane Lovell about that. I'm not sure. I can't answer that question.

Mr. Gima: Any other questions or comments from the Commissioners? Jeff, I think there was one last thing on the Jacaranda Square. I think Colleen had indicated that they were going to ask the applicant if they would be willing to scale down their structure because I think – maybe the two story or the height was the issue.

Mr. Hunt: And the Department staff agreed that they would send a letter requesting that from the applicant. And, again, at this point, if the applicant refuses – and we'll try and talk to them – actually, the details of the conversation of staff was why don't we write them a letter requesting it, but also follow up with a phone call and talk to them individually, and impress upon them that this is the Community Plan, this is the desires of the community, would they voluntarily reduce the height of that building? But, we don't feel that we can force them to do that.

Mr. Gima: Okay. Thank you. We still have a motion – go ahead Jim.

Mr. James Elliott: I don't know if this is the time to bring that up, but, you know, after we had that other discussion, all of a sudden I became aware of the fact that recent – the affordable housing project is entirely a two-story project. And I don't know how that ever slipped through the process. It was never discussed either at an earlier point. I'm just making the comment that that was another issue that happened a couple years ago that never was addressed.

Mr. Gima: Okay, we still have a motion on the floor, any other further questions, comments? Okay, if not, all in favor say "aye."

Commission Members: "Aye."

Mr. Gima: Oppose? Okay, motion carried.

It was moved by Commissioner Sally Kaye, seconded by Commissioner Beverly Zigmund, then unanimously

VOTED: To approve the June 20, 2007 minutes with the corrections, as noted.

C. WORKSHOP ON THE COUNTYWIDE POLICY PLAN PROCESS - conducted by the Long Range Planning Division.

Mr. Gima: Jeff I'll turn this over to you, for the workshop.

Mr. Hunt: The first item on your agenda is a workshop of the Countywide Policy Plan Process, and Erin Wade is the project planner assigned to that. She's going to take you through the process on the policy plan. Essentially, the policy plan has been reviewed by three different General Plan Advisory Committees. The Department made a draft, took it to the General Plan Advisory Committees, and now they're preparing to take it to the three different Planning Commissions. But I don't want to steal Erin's thunder, so with that, I'll turn it over to her.

Ms. Erin Wade: Thank you. I'm Erin. I work in the Long Range Planning Division, and I'm here to share with you the accomplishments of the General Plan Advisory Committee and the responsibilities of the Planning Commissions from here forward. Basically, starting out in any planning process, which is what you're about to do – while even though you're not embarking on a brand new plan, we've got a lot of work behind us, extensive work from the General Plan Advisory Committee – it's important to ask the question "why plan in the first place?" So there is a lot at stake in terms of defining the future for a long range plan. There's many resources that are important to the Islands. There's a lot of infrastructure issues that are important to keep in mind in the planning process. And there's life-style issues that are important to consider and keep in perspective as we work through the planning document, and to keep us in check as we prioritize.

The plan organization is structured by MCC 2.80B, which is the Maui County Code Chapter defining the organization of plan process. The Countywide Policy Plan is the overarching document that leads the General Plan process. This planning process was restructured recently so instead of just having a General Plan and Community Plans, now there's kind of a hierarchy of planning documents. So the overarching plan, Countywide Policy Plan, is the one that we're going to be focusing on over the coming months.

In addition, we're going to be working on the Maui Island Plan, and then the nine Community Plans will follow those efforts. So the Moloka`i and Lana`i Community Plans will function essentially as Island Plans as well. And those are designated to be first in the up-date process of the Community Plans at this stage. But our first task and the task before us for the next few months is the Countywide Policy Plan.

The role of this plan as designated by the Code is to develop an overarching plan for the Islands, to provide a vision, core themes and principals, and a list of goals, objectives and policies. This will then also create a structure to develop the Island and Community Plans that will follow. Setting out, it's also important to determine how will we know when we've succeeded with a good planning document. We believe the plan will be successful to the extent that it reflects the needs and desires of the citizens, that it realistically integrates and reflects conditions and trends, but even more importantly, that it inspires consensus and cooperation. The County can't implement any plan alone and we're going to need collaborative efforts in order to accomplish the things that we set out to do.

Therefore there are three phases of the planning process as well. The first was public participation, and a lot of that was done through Focus Maui Nui. Although we have had several on-going planning exercises, and even these meetings will be a portion of the public participation. That and gathering analysis has taken place with several studies that were going to support the decision making process. And now, we're at the stage of defining the preferred future, and a lot of that work has been done by the GPAC's. The plan is organized in several components. There's an introduction. And then the Maui County Today section defines kind of a background or a profile of Maui County. It's intended to be a snap shot in time of existing conditions so that ultimately when the Countywide Policy Plan comes up for an up-date again, we'll have a bench mark to look back at and see if we've accomplished the goals that we were setting out. There's a key strategy section and then the goals, objectives and policy portion. This is the portion you will be spending a majority of your time reviewing. And then finally, our next step/chapter, which is the implementation portion of the plan.

You have the benefit of working with the zoning ordinance on a regularly basis. Not every group has the chance to do that, but it's important to understand and differentiate planning and zoning. Planning is basically like a set of blueprints, and zoning is like your tool box. This was analogy that they – I learned in Planning 101 – where essentially it's important with a planned document for it be general, and to set out your guidelines. And the tools are the things that end up implementing it. The plan is more specific to –. That second point is the more specific the planning is the more specific the plan. So the point with this being at a Countywide level, we're talking at a very general level at this point in time. As you refine it down through the Community Plan process, we'll get more specific, and even region specific. But at a Countywide level, we have really broad brush statements, and

it doesn't prescribe anything itself. However, zoning is also, is often used to implement the plan and it regulates uses, dimensions and design. That we won't do at the Countywide Policy Plan level. We'll save that for a later implementing task. So essentially the Countywide Policy Plan, as an analogy is like a first meeting an architect where you define what your values are. The whole purpose of this plan is to refine and explain the values of the County.

Next, we're going to move into the Maui Island Plan which is the layout, and the Community Plans have set our quality and character. You're going to have your exercises together. Your Island Plan and Community Plan are the same plans. So layout and character will take place all at the same time. In terms of the Planning Commission's role, the process is as follows. We've completed the General Plan Advisory Committee's task. So the Planning Commission drafted the Policy Plan. We sent it to the General Plan Advisory Committees, and over the past 120 days, they've reviewed it, commented and we've received their comments. We're right now in the section where the Planning Department compiles comments. And we'll be completed with that in the next week and half. At that point, we'll be distributing the plan document to your Planning Commission, and you'll be reviewing it. You also have a 120-day period in which to review the plan. Then it comes back to the Planning Department, and on to Council.

Mr. Gima: Excuse me. When does our clock start?

Ms. Wade: Your clock starts with your public hearing, which will be held on September 5th. So the Planning Commission's role is to comment, advise, and provide recommendations to the Planning Director regarding the proposed revisions, prepared and recommended by the Planning Director. This schedule is actually Maui's schedule, but you get the sense of the time period in which you're going to be able to do this. No later than 120-days after you've received your draft, you'll be asked to send your comments on to the Planning Director.

Your date originally was planned for August 15th, but we had a conflict in the distribution so we won't be able to do until the September 5th meeting. And then the ending date is late December.

Mr. Elliott: Excuse me, does that mean we're still going to have the August –. Does that mean, we're still going to have the August meetings? Are we still going to have the August meetings if the documents aren't –?

Ms. Wade: I believe the early August meeting will be cancelled. Your regular August meeting you will have.

So the schedule will be as follow. This is the July meeting and I'm doing the background presentation now. In August, you'll, well the first week of September, you'll host the public hearing, and we'll ask you to discuss two goals. What we'd like to set as a standard is two goal sections per meeting. And it's hard for you at this point without seeing the plans to understand whether or not that's feasible, but they are fairly brief and we think that two goal sections per meeting we'd be able to accomplish within an hour to an hour and a half for your review process. So the first meeting will be to discuss natural features and culture. The second meeting will be education, social services and health care. The third will be housing and economy. The fourth is parks and public facilities, and transportation. The fifth is physical infrastructure, land use and good governance. That brings up to November at which time you'll be voting for and determining which policy is a good plan – will be passed on to the Director.

Mr. Gima: Can the Department get that agenda for those meetings to us so we can pass it out to the communities so they know which ones to show up to?

Ms. Wade: We'd be happy to do that.

Mr. Gima: Okay. Thank you.

Ms. Wade: So, an on-going question is how will the comments be incorporated? Like the General Plan Advisory Committees, we're going to be operating with three Planning Commissions simultaneously. So all three Planning Commissions will be giving us comments on the Countywide Policy Plan at the same time. To do that, we're generating in-house binders of all the products that we have to date for you. And then comments on the drafts will be distributed also to the GPAC, but they'll be distributed to you to. The way that we've organized it thus far is that we've defined the goal and the location and documents – so column one is a good example, goal A, and then objective one, policy statement A. And then in the first column we'll show what the draft statement was and what the comments were from Maui, Lana`i and Moloka`i so that throughout the process we'll be able to chart any comments that we received from you. This worked fairly well in the General Plan Advisory Committee process and they were able to glean information from one another's comments as well which was really helpful.

Each draft will be saved as a new file. No changes until all comments are received. So what – we won't take Lana`i's comments and then change the document prior to getting to Maui. We'll wait to receive all comment related to a topic and then we'll make our edits.

The focus of the review efforts – your focus should essentially be these questions – because the General Plan Advisory Committees have gone through a fairly extensive effort

of conceptualizing what direction this plan should go in and what type of statements need to be in there, your review is a little bit easier as kind of editors. And the questions are related to contents instead of – we've used the word (phonetics) before – but instead of just fine tuning the content and intent of the statements, we'd like to ask you if it's warranted, if we've left anything major out of the document, and if any of the statement building, redundancy or inconsistency that will be difficult for both you and the Planning Department to administer long term. Based on the schedules, you can imagine it will have to be a focused discussion and a quick pace, and the goal is to aim for consensus as in any planning process.

Public input took place with the GPAC in three venues. There was public testimony taken during every meeting. Anytime email could be sent in or written comment, and we developed a public input form that's both on-line, and that people distributed throughout the community by which we've received comments. And the same thing is going to take place through the Planning Commission and County Council process, and you will also have your own public hearings – that's your very next meeting. Are there any questions about the Countywide Policy Plan and the process that you'll be embarking upon?

Ms. Kaye: In terms of scheduling, what Butch asked for in hard copy, should we just assume that everything is pushed back by one meeting because we're not going to have the August 1st?

Ms. Wade: That's right. So instead of – the ones that say August will all – it will be your first meeting is September and then you're going to chart so you're done basically the first meeting of November with your review.

Now your deadline actually falls in early January – the first week of January. So having, you know, taking that into consideration, we tried to complete your review in early November so that staff has time to compile the comments, make any amendments and changes and then get a draft back to you by early December so that voting can be completed before the holiday season.

Mr. Gima: On that slide where you had a review efforts, I know for me it would be helpful before each meeting to have kind of like a guiding questions so that when I'm reading the packet before the meeting, I can use that as guide, as oppose to coming to the meeting, not sure, you know, what we're going to be looking at.

Ms. Wade: That's a good idea. We can do that. No problem.

Mr. Elliott: You know this presentation is very helpful in the whole structure. Will this be included in our minutes of this meeting? Will you be able to incorporate that in there?

Ms. Wade: I have copies for you to take as well.

Mr. Elliott: You've got them?

Ms. Wade: Yeah. I find people don't listen when you pass it out in advance. So I just thought it might be easier. Are there any more questions? I know that there's two GPAC members in attendance also if you had any questions about the process from them.

Mr. Gima: So in terms of what we're going to be reviewing would be that matrix you had up there?

Ms. Wade: We're going to give the document to you in, out in a form that is laid out just like the document will be published ultimately. And we'll also going to give you a matrix that shows all of the GPAC's voting record and then the Director's recommendation next to that.

Mr. Gima: Any other questions? Any comments by the GPAC members?

Mr. Ron McOmbler: Me – yeah – I'd like to make a comment.

Mr. Gima: Okay, Ron.

Mr. McOmbler: My name is Ron McOmbler. This GPAC staff is very well in-tuned. They're doing a great job. They've always done a good job for us, and they've been right there. The only time it was failed, we failed them by not having a quorum. And it's important that we have a quorum for this body to make sure it goes forward. They are on a time limit, and you've got a lot of stuff to look at guys – lots of stuff. If you have any questions on what we did – there will be a couple of us at every meeting probably, and you can ask us what our thoughts were on it. So, but, the staff is very good. They were very easy to work with so they'll be easy for you guys to work with.

Mr. Elliott: Ron while you're there – can I assume then you are in consistent that the GPAC is in agreement with the materials that are going to be presented to us at this point?

Mr. McOmbler: That is the materials from the GPAC. That's what it is. It isn't the their ideas. It was ours. It was a countywide. We added some things. We subtracted some things. We commented on some things, but we basically, these are our ideas.

Mr. Elliott: Okay.

Mr. Hunt: If I could follow up on that last comment. It's important that you folks understand

the way the process works. And Erin, could you go back to the slide that shows the steps where there's a draft and then a review and then a compiling comments? This slide here really is critical in understanding how the process works. And again, the Planning Department did an original draft and took it to the three GPACs. And ideally the three GPACs would have all reviewed the same document, but we ran out of time. And the documents are very similar, but they're not exact. And so the Planning Department, in the next step, the blue box in the middle, in compiling the comments from those three GPAC's, it's not literally possible to say well this is what all three GPACs said because they're slightly different. So the Planning Department is looking at those three documents and saying well this one seems to have a lot of merit and this is going to be our recommendation to the Planning Commissions.

The Planning Department is also putting out the draft product from the GPAC to the agencies, including the Planning Department itself, but outside agencies also, and asking them for their comments. Is there something here just that doesn't work for you? Is there is something isn't feasible or whatever? So there is some judgement that the Planning Department is using in compiling those comments. And the reason we're doing that is we feel you need a working draft – one document – that you can look at and refer to, and that's you're working draft. And by all means, we're going to attach appendices to show you what the GPAC's did and so it would be up front. But rather than having you folks trying to work off three documents at the same, which we think would be very cumbersome, we're giving one document. And there is some judgement involved in that, and the Planning Department is making some judgement calls. This is a better policy than this one. This policy can be combined with this policy. This policy is redundant. It can be removed all together. So it's not at the exact product that the GPAC's have passed, and it would be literally impossible for us to make a recommendation on three separate plans. So just so we're up front and everyone understands. And the same process is going to happen in the next step because we're probably going to have three different recommendations from the Planning Commissions, and then we'll do the same thing. We'll some how compile it all and say this seems to be the consensus of the process.

Mr. Gima: Okay, Ron, then Bev.

Mr. McOmber: Along with the Director's comment, we'll have our own paperwork that we did, Lana`i did, and we'll have it here looking at. If there's something really out of tuned that we thought was important to Lana`i that didn't get on that recommendations, we won't be afraid to speak up. Because as I understand we're still part of the process, until it goes through the Council. It's not the like last time. So we'll have our paper works. So if there is something that the County didn't think was pertinent to the document, we won't be hesitant to bring that out to the community. He smiles or laughs.

Mr. Hunt: I know you Ron.

Ms. Zigmond: At which meeting are we going to start reviewing that document?

Ms. Wade: The next scheduled meeting, for your public hearing, which would be September 5th.

Ms. Zigmond: But we're still having our August meeting?

Ms. Wade: The August 15th meeting?

Ms. Zigmond: Right.

Ms. Wade: You'll still have the August 15th. You won't have the first meeting in August, you'll have the second meeting in August. We won't attend that one, as the Long Range Division. But then we will start your work for the Countywide Policy Plan on September 5th. So that's when the clock will start as well.

Ms. Zigmond: Can I request that we get the document in as much time prior to that September meeting, and not just like the Thursday or Friday before because I believe it's a pretty thick document.

Ms. Wade: It is. Our goal is to have it done in the next week and a half.

Mr. Gima: Can you talk about the relationship between the General Plan and the Community Plan in the context of how we have to review it. Because when we look at the General Plan, I mean, we're looking at broad and general type errors, but we're also keeping Lana`i in mind. And so, it would be helpful for me to know what things to focus on and what things to put off for the Community Plan review.

Ms. Wade: Comments about specific resources on your Island should be reserved for the Community Plan. This was – I'll give you an example of something where if you wanted to say "preserve this beach," that's a good strategy or a goal for your Community Plan level. But for the Countywide Policy Plan, we need a broader policy about beaches in general because we're talking Countywide. So there's very little reference to any specific resource or any specific location. The only one that really gets reference is Kahului Harbor because it serves everybody. But other than that, it should be a pretty broad brushed commentary on what direction that you'd like the County to go, of course, for various issues.

Mr. Gima: If for some reason the General Plan does not cover a broad area pertaining to

Lana`i, should we just wait until it comes through the Community Plan to bring it up? Or should we include in the General Plan a statement, a general statement, that will pertain to Lana`i?

Ms. Wade: That's a good question. In the last General Plan there's a whole section of the goals for Countywide, and then there's a Moloka`i section and a Lana`i section. We don't have those sections in this. We wanted everything to be referenced Countywide. So if it is specifically related to Lana`i and you want to get it on the record or something to remember for the Community Plan process, we can accept that as a comment. But, it likely won't get incorporated if it doesn't have – it's not Countywide in scope. Often times though those comments can be broaden to up to apply at a Countywide level. So I hope though that you'll see when you get the document that most of the ideas have been pretty well thought through by the General Plan Advisory Committees. And any omissions would – I would be surprised if there's a lot of omission because you had a really thorough group working for you.

Mr. Gima: Okay, any other questions or comments? Anything Pat? No. Okay, thank you.

Ms. Wade: Thank you very much.

Mr. Gima: Well, that was short and sweet. All right Jeff, the rest is all yours.

D. DIRECTOR'S REPORT

1. Status of the appointment of the new Lana`i Planning Commission members.

Mr. Hunt: The next item in regards to status of appointment of new Lana`i Planning Commission Members. And as I understand it, there should be by your next meeting, two new Commissioners. And Leilani, can you correct me if I'm wrong. Is that accurate. Pretty close?

Ms. Leilani Ramoran: . . . (Inaudible) . . .

Mr. Hunt: By the September meeting? The second August meeting?

Ms. Ramoran: . . . (Inaudible) . . .

Mr. Hunt: Okay.

Mr. Elliott: Just for the sake for the record, can you review for us the process by which the

new Planning Commission members are added to the Commissions?

Mr. Hunt: As I understand it, the Mayor makes a recommendation and the Council approves it. I believe. Is that correct James?

Mr. James Giroux: . . . (Inaudible) . . .

Mr. Hunt: And the difficulty that the Mayor is challenged with is – a good Commission has a broad representation of a community and so there's different segments of the community that a Mayor, a good Mayor, should look to appoint to so you have good representation of, you know, different economic sectors, age, gender, businesses, special interests, environmental or whatever, and so there's that kind of consideration. So while it may seem frustrating – why can't they just appoint somebody to our Commission – it should really take more thought than that.

If there's nothing else on that, the next –

Ms. Kaye: Am I wrong to assume that we have three vacancies? We have three vacancies, correct? So –

Mr. Hunt: You have a nine member Commission, so unless there's somebody not here tonight.

Mr. Elliott: I guess I have another question about this process because we did have – I think a lot of us were surprised that we had two Commission members that ended their terms in March or April that had just actually joined us, and presume the reason for that is that they were re-filling somebody else's term and that's why they –. I'm just curious about what's going to happen with the next three that comes on. And then of course, I know a couple of us are going off next March and April, and how do you take all this into account? I don't know. I think I'm asking a question, but I don't know what's going to happen here because it seems kind of confusing.

Mr. Hunt: And I can understand your confusion. I don't have an analysis in my head of the different terms of each Commissioner. Generally speaking government tries to stagger the terms so that everyone doesn't come up at the same time, and you have a whole brand new Commission. So in all likely hood there will be some people leaving next April or March, and there will be some new people coming on. And I don't know the particulars of the last people, but I think your assumption that they were filling in for the remainder of the term is a logical assumption.

Mr. Elliott: Well I'm just saying I know that Butch and I came on the same time, 4 ½ years

ago, so we're both going off at the end of our five year term, which will be in April. So, there's three vacancies now, pretty soon there's going to be – you know, more to be filled, is what I'm saying. So I hope somebody is thinking about all of that in advance.

Mr. Hunt: And the other comment I'll make in the Mayor's defense is that I attended a meeting with her, and she made a plea to the public, and I think it actually got in the Maui News that she's asking for citizens to come forward. So I think it helps her if she has a larger list to choose from, if people are coming forward. And I guess that's just a word I might put to you folks that you put out in your community and encourage people to come forward.

If there's nothing else on that one, the next item is in regards to what's commonly referred to as the HCPO, or our Planning Conference, in September on the Big Island. And we certainly encourage as many of you to attend as you can. And we will help you out on that. Leilani, I believe, knows the particulars about registration. Before I turn it over to her, just to give you folks kind of a philosophical or big picture, we think it's really important for people in the planning industry to be well trained, and that goes for staff as well as you folks. So there's an intention there to get educated, but there's other things that get accomplished at these conferences. You meet a lot of other people who are in similar situations. Or you can either swap information and say, "oh, that's how you do it." Or you can at least commiserate and say, "oh, boy, it's not just us." And then there's kind of a team building. It's nice to get together with your Commissioners outside a formal situation – I know Lana`i is not that formal – but outside of the meeting situation and also to mingle with staff. There's some good team building where we all can cement better relationships and I think that lead to a better product and process in the future. Leilani.

2. Registration for the 2007 Hawaii Congress of Planning Officials Conference hosted by the Hawaii County Planning Commission and the Hawaii Planning Department - September 26-28, 2007, Hapuna Prince Hotel, West Hawaii.

Ms. Ramoran: Yeah, I already gave you folks your application, so if you can just send it to me, or fax it, that's fine. If you're going to do the mobile workshops, that we're covering for, the special ones we don't. And I guess, airfare and car, we'll handle that portion. As usual for those of you who attended in the past, I'll just work with you individually.

Ms. Kaye: Wait. I'm so sorry. Leilani, I have a question about these workshops and you and I talked it about it before, and I'm going assume some other Commissioners have the same issues, and that is how do we get there in time? In mean, signing up for the renewable energy tour – it starts at 10:45 a.m. – to your knowledge, can we leave here that day and get to the Big Island in time to do that?

Ms. Ramoran: If not then – if not, we'll fly you the day before. Because if it's the mobile workshop, according to what I know is that we should cover, at least your hotel. But, if we can get in that morning, then we'll do it that way also.

Ms. Kaye: Okay, so, if we have to stay an extra night, that's okay? Going in on the Wednesday and Thursday?

Ms. Ramoran: It should be no problem, as long as it's not like the golfing or tennis, yeah, that portion is not covered. We're not covering the fee for that, as well as the hotel. So that portion, you're going – it's going to come out of your own pocket.

Ms. Kaye: The hotel?

Ms. Ramoran: Yeah, if you do like the golfing.

Ms. Kaye: No, no, but if we do one of these.

Ms. Ramoran: Yeah, the mobile workshop should be covered. But I can follow up on that with the Accounts Clerk or the personnel that handles that portion.

Ms. Kaye: Okay, thank you.

Ms. Ramoran: You're welcome.

Mr. Gima: Just for your information Sally, you can take the first flight out of Lana`i and catch Hawaiian, you can get to the mobile workshop on time.

Ms. Kaye: Is that Hawaiian?

Mr. Gima: Yeah. There's a couple of early one. The early flights here leaves at 6:10 a.m.

3. Open Lana`i Projects Report

Mr. Hunt: If there's nothing else on that one. The next agenda item is regards to the open Lana`i projects report. Are there any questions on the reports that are in your packet?

Ms. Kaye: This is wonderful. It's so easy to read now. Colleen mentioned at the last meeting that there wasn't enough information – there is only one open project and that's the Island Clubhouse at Manele – and someone asked the question about what that involved? And she said the particular planner, if I recall, she said the particular planner involved in that had not put enough information for her to answer that question. So I'm just

wondering if we have anymore information tonight?

Mr. Hunt: Unfortunately Colleen is on vacation, and what we try and do is cover for each other. And to be honest with you, I'm not as prepared as I should be. I don't have the answers to that particular question, but I will relay it to Colleen. And hopefully when she comes back to the next meeting, or if I come back to the next meeting, we'll be able to answer that.

Mr. Gima: You were going to say something Ron? (Changing of cassette tapes)

Mr. McOmbler: Sure. Last night – I'm Ron McOmbler – last night we had an interesting meeting in this room. We had about 60 Hawaiians and young people concerned about some development of some property on Keamoku site. My concern is when these projects are put out, is there a way that this Planning Commission can be alerted that they've applied for building permits because they're on the other side in an undeveloped area. What we're looking for is heads up when the projects do come up. Because this Brown Development, I understand, has bought some property with the intention of building some kind of luxury stuff. And the community would like to know, have a heads up, of when that comes out. And if it's something, a project on Lana`i of that magnitude, it should come through this community so the community can make comment on it. So if that's a possibility, we'd like to have that on future developments on Lana`i. Thank you.

Mr. Hunt: I'll try and discuss with staff the implications of that, and we'll certainly consider it. It's a complex process. The Planning Department doesn't necessarily review every development, proposal. For instance, a simple building permit, or even a complex building permit, if it's not involved with entitlements like an SMA, or some kind of hearing, then chances are we wouldn't even know about it necessarily. But we can talk to the Public Works Department who's in charge with building permits, and we can do some analysis and discussions. We'll commit to at least discussing it.

Ms. Kaye: If I can ask a follow up question then. The particular parcel that I think Ron is talking about is zoned strictly conservation. So is it correct to assume that if anyone wanted to build on a parcel that's zoned that way, they would have to get a Special Use Permit, and they can go only as far as one dwelling. If they wanted to do anything more than that, then we're – what would they have to do – have the whole parcel re-zoned?

Mr. Hunt: And that again shows some of the complexities that we're dealing with. If it's on conservation land, the Planning Department doesn't regulate the development. It's the State. And sometimes there's communication with the State and County, and frankly, sometimes, it could be better. We'll try and do an analysis of the situation and see what we can do. I think that's all I can promise at this point.

Is there anything else on that item, open Lana`i projects?

4. Commission Chair's request to discuss the following:

The feasibility of changing the zoning of the remaining 65 acres of land donated to the County of Maui by Castle & Cooke for affordable housing. The change would go from its current zoning to the appropriate type of zoning that would make the land ready to be improved.

Status of the Department of Housing and Human Concerns' housing workshop - to be conducted in Fall 2007.

Mr. Hunt: The last item is the Commission Chair's request to discuss the following. And, again, I'm not sure if we were suppose to bring information to you or if you folks wanted to discuss it and provide information to us. It's regarding the affordable housing site, C&C property.

Mr. Gima: Okay, Larry.

Mr. Lawrence Endrina: I think it would just be the status of where it is, you know, in the zoning process or the switch over.

Mr. Hunt: Okay, I'll add that to the list.

Mr. Gima: I think in Colleen's email she was asking the Commissioners to provide the Housing and Human Concerns with any specific questions for the survey, right? Sure Pat.

Mr. Fairfax "Pat" Reilly: Pat Reilly. Yes, thank you for bringing that up. I guess my concerns is also housing and the survey of housing needs on Lana`i will probably be complex. My sense is that this is a moving target where the needs for housing and for different kinds of housing, and different affordability of housing, depending on the time of year, depending on the projects that are being initiated on Lana`i by the Company and by private developers, really creates a problem for responding quickly to Lana`i's housing needs. And in my own personal opinion, that 65 acres is a very valuable potential reservoir of housing. It's just that we need to figure out the types and quality of housing that needs to go in that 65 acres.

I've heard some rumors recently that workers are being recruited for Four Seasons. And

as you know school is about ready to start, so teachers are coming in. And I'm sure other public agencies and non-profit agencies, along with the Company and other private businesses are consistently looking for workers, but where are you going to live? As far as I understand from the general scuttle bud in community is we're down to about zero inventory depending on the level of housing you're looking for. So to me it's a very important issue, and I'm really appreciative that the Planning Commission is going to take that on. And I know it's coming up just at the point at where you're getting into the General Plan portion of your work. And I will make that comment – it is challenging. You have a tight time line and it's quite detailed, and when you see, as Mr. Hunt said, as you see how the different Island's respond differently to those then your challenge will be where does Lana`i fit in and how we make a general statement for all Maui County? And lastly I'd like to, again, extend my appreciation to all your work. It's difficult work and I know you guys do your homework and I really appreciate that. And I extend the appreciation to the young people here that are filming this tonight – very valuable asset to this community. Thank you very much.

Mr. Gima: Pat, while you're still up there. Could you comment, since you're at the meeting, today, at the school – was it real clear that the environmental assessment for the total 115 acres was going to be done, say, within the next year?

Mr. Reilly: I left the meeting with that impression. It's that – what we're talking about, Butch and I attended a meeting with the Department of Education people on a six classroom building that we've been planning for some time, along with the General Master Plan expansion for the school, in the future. And as part of that, there's a component required Environmental Assessment. And so what Butch is referring to is that we believe the Environmental Assessment for the whole master plan will be conducted prior to and take care of the six classroom building so we can see how it all fits together. We don't want to do it in little pieces. Have, you know, eight environmental assessments – we want to see how the master plan impacts the whole EA.

Mr. Gima: So it's your understanding that the environmental assessment will be done for the 115 acres, not just the school expansion?

Mr. Reilly: I see. Maybe I understood that question. Now that, I didn't – I left the meeting with the impression it was for the school expansion. I didn't leave with the impression it was for the whole 115 acres. So, maybe that's something we need to clarify.

Mr. Gima: Okay. Thank you.

Mr. Reilly: Thank you.

Mr. Gima: Ron.

Mr. McOmber: Ron McOmber. Sunday, three of us meet with Mr. Murdock down at the dock. And Mr. Murdock made a statement that he's going to change the old, not the labor yard but the repair yard, across from my two-story house on Ilima, and put up condos. And two of us, Robert and I, immediately jumped on him and said, "we do not want anymore condos in the middle of this town." We told him then about this 65 acres which is part of an agreement with Castle & Cooke, and he knows nothing about it. So we're going to have to educate him on that. And we asked him if he considered doing infrastructure work on that, we could do affordable housing – we could do a self-help programs – or we could do any of those programs that would help this community. And he seemed to be receptive to that, but we made it very clear that we didn't need anymore condos built in and around the heart of the city. So keep that in mind as we move down through this process of permit process and Lana`i projects – that we need to make that very clear to Castle & Cooke that we don't need to turn this into condo-heaven over here. And he did not know about 65 acres. And so now he's on a wave length, and I'm going to have to educate him on that, and give him more information. There's a lot of things he doesn't know about, folks, by the way. So I thought I'd just bring that up to you.

Mr. Gima: Winnie.

Ms. Winnie Basquez: Good evening everybody. My name Winnie Basquez. I've been here almost 45-years. There's been a lot of changes here – good and bad. To me, now, it's bad. It's not the lifestyle that I came here, from Honolulu. I ran away from the Island of Honolulu to come to one small Island, to see how people live on this Island. There are a lot of changes but people is being very, very – I hate to say the word – not in good standing. I mean to say, they look over your shoulder, just like, who are you? "Bradda" and "sista," we were here first. We are the native Hawaiians. I'll make it loud and clear. Native Hawaiians have been on this earth for many, many years, back in the 1700's and 1800's. And people coming over here and changing the lifestyle. I don't think it's right. Because why? People here on the Island do not have that kind of money to live with these high prices. I hate to say it, people just making the money out of the small people. They're the only ones that get the money – to make sure that, oh I get, I can get it from the bank – I can do this – I can do that. But then realize what goes on in your own house, in your own area. You don't know who these people coming from – where they live.

And talk about affordable homes – if the affordable homes on the 65 acres or whatever it's going to be, make it for everybody, not Company. Loud and clear – not Company. Make it for everybody who can live here in a good way. This kind is not good. You folks need to make it pono. And I mean "pono," means you make it the right way or else the guy up there watching you folks, what you folks doing. And I mean he's watching. He don't sleep.

Excuse me if I'm saying wrong, but I talking from here. Not from the mouth, it comes from inside here. Where I live here now, I hate to say it, I don't like it one bit. I would like to run away to Niihau. There is where you can control. All the Hawaiian people, they know what they doing.

Over here now days, you cannot go fishing. You cannot live here now. It's so darn expensive. We go off Island to go shopping. When you come back, you go to the store – you go to Richard's store, hello, the price is ridiculous. Even though you're bringing it from the barge, you're paying the price. One steak, try almost ten bucks. You can go Foodland – 10 pounds – that's a lot – compare over there and over here. I hate to say it, this is wrong. I mean wrong is that this got to go to the head of this Company. And I mean, you know who I mean. I hate to say this, I do not work for him. And when I say I do not, the thing is that, people here cannot speak. Why? They value their job. They value their family. They value the food that goes on the table. If we do not have this kind pono, something's going to happen.

What about the windmill? Who going do this thing? From one small Island, going create one big Island, Honolulu, and we ain't got nothing. They taking everything away from the Hawaiian people – the land, everything – the air, everything. And what we get? "Ala ala." There's nothing. But if you folks can make this really good understanding about what goes on in the future – for your family, for your kids – then it's worthwhile.

And the last thing, one more thing is that, I was at the meeting last night. You talk about it, I when speak up. I do not like these people coming in – "hana i no" – coming here and taking over our ocean. Just to let you folks know, I'm with the West Pac, the Western Pacific Hawaiian Fishery Commissioner. We have over, I'd say, almost 400 people from all the Islands, Guam, Samoa, the Marin Islands, against all these fishing with the big boats coming in and dragging their nets. We do not have no fish anymore. You go fishing – I went to the Legislature and the Senators to protest to keep our fish here. They're doing it on Maui. They banned the whole Island of Maui. So tell me where are we going to get our fish? I ain't going to buy no fish that come from Philippines, China, Japan, where ever. Why? The waters over there is all bacteria. And they're bringing all that stuff in port. People, you better start waking up, because when I go store, I look at the fish, forget it. I'd rather go and get my sardine and canned spam. And furthermore, I appreciate for you folks listening to me, but then, I'm telling the truth. I'm not lying. He knows what I'm talking about. And if you folks have the initiative and you can do this thing, good luck. That's all I can say, and mahalo again. Thank you very much.

Mr. Gima: Thank you Winnie. Yeah, don't go to Niihau, we need you on Lana`i. Sally.

Ms. Kaye: If Winnie had been at the meeting last month, I think she would have been

favorably impressed with Colleen Suyama's telling us what she hoped the Department of Housing would be able to do. In terms of answering some of those concerns, she just laid it out what we needed to do with that 65 acres – it was figure out what the Island needed the most. Whether it was single-family, or double family or whatever. So my question to you – not to put you on the spot, for another agency – I know they said, could we send our questions to them ahead of time to help them. And in aid of that, Colleen sent me like this 100's of pages of estate, SMS Housing Study that was done in 2006, and I slogged through it and found it fascinating, but nothing specific to Lana`i. It was all just County by County. And so I really don't know how to ask intelligent questions to help the Department. What would you recommend we think about in terms of asking them to take a look at? How do they work?

Mr. Hunt: I don't know the particulars of this Housing Agency, but in general, the Housing Agency should do an analysis of your community to show the existing housing pool that's available, that is already built, and then do an analysis of your housing needs. And then from there, you could determine the deficits in certain areas, whether it's categories of type of housing or economic strata. And then you focus your efforts on those deficits that are identified. So that's what I would suggest you ask them to do that kind of analysis – those three steps.

Ms. Kaye: Is it appropriate for us individually to send comments or questions, or should we should we send them to each other? I mean, I don't want to break any sunshine laws here, but if we're all duplicating efforts, I'm not sure how we get around that.

Mr. Giroux: So the question is if you're going to email the Department? Is that your intention?

Ms. Kaye: . . . (Inaudible) . . . I'm sorry. The memo suggested that we send questions ahead of time. After that came out, Colleen sent an email and said maybe you want to read this housing study, it might answer some questions you have. And in fact, I don't think this is – we have questions of them so much as we want exactly what Mr. Hunt just said. Somebody to come over and do a study and say this where you have some holes and this is where you might think about trying to plug them.

Mr. Giroux: It might be cleaner if you sent the questions to the Planning Department, and maybe they can help compile the question and then forward it to the Housing. That might be one suggestion. And then that way, you'll know, you'll have some thing, or a document, to know what questions were sent forward. I guess, would it be Colleen possibly?

Mr. Hunt: Yeah, I would sent them to Colleen. She's kind of spearheading that communication or item.

Mr. Gima: Jim.

Mr. Elliott: I have a question. Again, I'm not sure about the various sunshine laws and so on, but I mean, I would be very interested in receiving any copies that Sally's communicating with anybody else. Does that break some kind of rule to share with other Commission Members, this kind of information?

Ms. Kaye: . . . (Inaudible) . . .

Mr. Elliott: You know, just like, kind of communications that you're having with them. I would be very interested in being copied into that process. That's all.

Ms. Kaye: Yeah, I'd be happy to send you all the link to this study if you want to read it. I never printed it, it's too long.

Mr. Elliott: I don't mean the study. I would be more interested in your comments to them, than –

Ms. Kaye: You mean the ones I haven't made yet?

Mr. Elliott: Exactly. Exactly, but I really would be, and so I can be abreast of issues that you're engaged with. That would be helpful.

Mr. Giroux: What you should probably do is when these are forwarded to the planner, what the planner should do is put them again on the agenda as communications. So that way the whole body knows what communications are going from the members to different boards and agencies and what information is being compiled. So if it goes to the planner, then the planner can then agenda it as a communication, so whatever she sends out to the Housing, all of those questions will be compiled and then it would be distributed amongst the members. So then if any member of the public wants to see what type of communication is going on, then it will be clear. And that's the purpose of the sunshine law is that all of the members have the same information and the public is allowed to see what kind of information you have access to, and as far as part of your deliberation.

Mr. Elliott: The reason I asked this is primarily just to be informed as the process goes forward rather than all of sudden not knowing anything when we're now at a time of making some kind of decision.

Ms. Kaye: Yeah, I mean, we all got the same information. We could all, six of us – five or us – six of us – send separate questions. Some would be duplicated, some would not. I mean would it make sense to circulate it internally and then send the questions to Colleen,

to go to the Housing? I mean, these are just questions. It's not –. No?

Mr. Giroux: I guess what the issue is about these communications going back and forth within the members without the public knowing what kind of communications are going on. So if you communicate with the planner, the planner is kind of like the depository, then that planner can get everything organized and then communicate it back to the body as a whole. And then, if at that time there's further discussion, at least that discussion is on the record. So you have an initial –. It's kind of like the start of a draft maybe, you know, it's a brainstorm document and everybody can just send that planner all of the possible questions. She can compile it and then maybe bring it back to the body and say these are all of the questions I received, do you want to add some more? Do you want to talk about it? Do you want to refine it prior to sending it to Housing? – in that type of process. And that way the public is put into the loop.

Mr. McOmbler: In that same line then, when the GPAC members come to the Planning Commission meetings and listen to what's going on with the GPAC follow-up, are we violating sunshine laws or violating anything having more than two people at a meeting? Or are we allowed as a group – let's say five of the nine members showed up over here to listen to what's going on – is that in violation of some County ordinance or your laws?

Mr. Giroux: Well as far as – because you're an advisory body and it was envisioned that the body would remain in tact throughout the whole process, I don't think anybody thought it through as far as how to integrate that input. So my take on it as far as how the members, as a member of the community, who did participate in it, you know, for you to come forward at the public testimony part and testify as to what you're thinking was, I think is an acceptable expression of public input. As far as, you know, more than one member showing up or whatever, I think at that point, technically you're not discussing it amongst yourselves. I think you're there to give public testimony. And it probably should be your personal testimony as far as you can't make a representation like, "this is what we, as the GPAC, felt needed to happen." It's more like, "when we were on this subject matter, my take on it was that this is the priority of the policy," or something to that effect. So distinguishing yourself as a member of the GPAC and being not speaking for the GPAC, but speaking as somebody who participated -

Mr. McOmbler: As a member of the GPAC.

Mr. Giroux: Yeah – in the process.

Mr. McOmbler: Yeah, like I said, we'll bring our paperwork that was issued to us, to look at as you go through this process, there maybe something that the County has said that is not really relative to Lana`i, but we felt it was important enough that we had to put it in

there, but they had excluded it. And maybe we would like to share that information with them.

Mr. Giroux: Right, if your suggestions weren't adopted by the, I guess, the person compiling the suggestions. And I think it's important to understand that with the GPAC, there's a lot of documents, and one of the main documents is that you started off with the Planning Director's proposed changes, and then it came to Lana`i, and that's where the Lana`i GPAC had its main influence as far as how it wanted to influence, or give, suggestions, changes to the Planning Director's proposed changes. And so that's probably for this body, one of the most important documents is to see what came out of the Lana`i process itself. And looking at the copulation and looking at Moloka`i and Maui. And so, what the Department, I'm hearing is that they are going to give you some type of draft that will try to embody all of that. But, it's up to this body to look at the different sections and different –

Mr. McOmber: I just didn't want to muck the water by having – you know, there may be other GPAC members. Because I would like, really, I would like to have the GPAC send notices to each GPAC member that's what's going to be on the agenda for the Planning Commission. I think it's fair to notify them that this is what's happening. Only two of us get actually written notices about the Planning Commission meetings. So I might suggest that these notices be sent to the original GPAC members – that this is what's going to be held at what date, if that's possible.

Ms. Wade: If it's the request of the Commission, we can include the GPAC members in the mailing of the agendas.

Mr. Gima: Thank you. Jeff.

Mr. Hunt: I would just like to add some cautions to James' comments. I think it's fine and appropriate and even good for the GPAC members to submit your testimonies, individuals, as James said, what your take on it was. But, I think you need to be very careful, and a lot of the sunshine law is perception. And I think, you GPAC members need to be very careful not to be perceived as holding a meeting on the side of another meeting and discussing things and comparing notes and coming up to some mutual decision, and then one person gets up – don't go down that road because it will be real messy. And so, you guys got to find a balance between your individual ability and responsibilities to speak, but not be perceived as holding a GPAC meeting at the same time there's a Planning Commission meeting going.

Mr. McOmber: . . . (Inaudible) . . .

Mr. Gima: Just to be clear, Jeff, is it fair to assume that the Department of Housing and Human Concerns will be conducting their workshop after a survey is completed? Or is it not fair to assume that?

Mr. Hunt: I would assume just the opposite. I think part of your meeting you should inform them what your wishes are – talk to them – it's a discussion. Say here's our thoughts, here's our desires, can you guys accomplish this and see what they respond.

Mr. Gima: So then we may not get the results of the survey until way into next year.

Mr. Hunt: I'm not aware of a survey being conducted at this time, is there?

Mr. Gima: I thought that was the initial request that they do a survey of the housing needs so it can guide our Planning Commission on how we want to proceed with the 65 acres. That was my understanding.

Mr. Hunt: And that discussion occurred already?

Mr. Gima: Yeah, previous Planning Commission meetings.

Mr. Hunt: Because I'm out of the loop, I may not be answering your question by giving you the best answers. If that's already been communicated to them, then you need to ask Colleen what their response to that communication is.

Ms. Kaye: If I could just – what I think happened was we started out in conversations with Colleen as a Commission, asking if there was an agency that would do this. She recommended the Department of Housing and Human Concerns, and said they would be the appropriate body to do that. The next communication was about them coming to do a workshop, but they couldn't do it until Fall. So I'm sort of agreeing that maybe a quick visit by them and a little workshop on how they operate might be the first step. And then we can tell them at that point, rather than trying to do this email independently, tell them what it is we're concerned about and see how they might structure a survey. Does that make sense?

Mr. Gima: Kevin.

Mr. Kevin Horneman: Good evening. My name is Kevin Horneman. I had a question about – you had mentioned the 65 acres and 115 acres – and I was wondering, 115 acres, does that include those 10 acres or so from commercial/light-industrial land?

Mr. Gima: On the 115 acres includes the 65 acres that we're talking about tonight, plus the

50 acres that's being given to the school for a school expansion.

Mr. Horneman: I see a problem down the road with not pursuing the commercial land at the same time as the affordable housing land because, you know, you run the risk of adding more houses without more services. And like a previous speaker had said this evening about the price of beef. You know, if there was a one acre lot available for a small portable slaughter house and a butcher shop or something, and the cattle that are on this Island, instead of being shipped off the Island, could be butchered here and sold to the people on this Island cheaper. Also, an Island, you know, 65 acres of affordable housing definitely runs the risk – not the risk – but you know, bring 100's of people, if not a 1000 more people on the Island. You know one mechanic car shop is not going to cut it. If everybody has to ship their cars off the Island, it would be a pain to do. Scrap metal is a big problem on the Island. We're always having to wait for the Company to take of our scrap metal. I mean the list of things that are, you know, problems with not having enough commercial/industrial land are bad already. And now you want to add more houses, more people – to not do the two things at the same time, I think is a problem. I think what's going to happen is you're going another year down the road, and somebody is going to come along and say, you know what, we just can't build more houses because the town can't support more houses. And I think the nice thing about it is where in the affordable housing, what we're trying to do is create houses that are very low priced, but the commercial land, the price of the lots can just pay for the infrastructure improvements. So this can be done at no cost to the tax-payers whatsoever. So all is we need is the land that was already given, you know, to the community, to be offered, you know, to a developer to create, you know, a half acre or one acre commercial sites, you know, out near the electric company. So I think, you know, to my suggestion that we once again go back and try to do both of these things at the same time. Thank you.

Mr. Gima: Thank you Kevin.

Mr. McOmber: Mr. Chair.

Mr. Gima: Yeah, Ron.

Mr. McOmber: Ron McOmber. This again is why you need a workshop on the MOA in this group. I'm going to tell you right now, there's 15 acres of light industrial and 25 acres of heavy industrial in that agreement with Castle & Cooke. The catch is Castle & Cooke has to start to develop it. We can't develop it without them doing it. So, if they don't do it, we can't have anything to do with it. We get a certain percentage of fee-simple, but Castle & Cooke has to develop it, both the 15 acres and the 25 acres. So, this is why a workshop for the MOA and everything that came down with the MOA is important for this group to understand that. And it was turned down flat by the County because they said it was

something that they didn't want to get into. I think it's wrong. It needs to be (phonetics). Thank you.

Mr. Gima: Is everybody in the Commission clear in terms of whether there was going to be survey? Do we need a survey? You want the survey before or after the workshop? Or we just want the workshop? What's the preference of the Commission?

Mr. Endrina: I think it was to start the process to do the survey. And before we could do the survey, we had to have them come over and present to us what their process is and what we want. And so, I think the communication by email was just that our questions has to go to them first. And then as they come over to do the workshop, then they can answer those questions. And then probably proceed on to the survey from there.

Ms. Zigmond: That was my understanding too, that both things were going to happen but the workshop was going to happen first.

Mr. Gima: Okay, so I'm the one who is totally mis-understood. It was my understanding they were going to do a survey and then the workshop was going to be explaining how the survey was done, the results and the implications. That was my understanding, so I mis-interpreted. Okay, we accept the fact that the Department of Housing of Human Concerns will conduct the workshop, sometime in the Fall, following submission of questions and comments from the Commissioners.

Mr. Endrina: And I'm under the impression that the workshop is going to be in the September's meeting. That's what I took from that.

Ms. Zigmond: . . . (Inaudible). . . .

Mr. Endrina: Yeah.

Mr. Gima: So that would be the second September meeting?

Mr. Endrina: The second - yeah.

Mr. Gima: Okay, that might be a long meeting because we're going to have Long Range and then -. Okay. Jeff.

Mr. Hunt: In reading over the memo that - even though it has my name on it - Colleen wrote it - apparently she is referring to some State-wide housing data which is available, and that this is the information that the County of Maui uses in their housing analysis. So there may be some confusion as to -. Here's the process that the County generally uses.

And so I think part of your workshop is to discuss with the Department of Housing the accuracy of that State-wide data and whether it's applicable down to the Lana`i level. And if it is not, then is there more a specific analysis that can be done? So , maybe that's the kind of the thinking that you guys go along.

Mr. Gima: But Sally, you already said it's aggregate data for –

Ms. Kaye: No this isn't the same study. This study – well maybe it is – it doesn't look like the same site. It was an SMS Group that did the study that Colleen sent me the link to, and it was future housing needs with assisted living needs. It was who wanted to rent, who wanted to own. It was just all kinds of data. I don't know that this is the same information. But the one that I read was wonderfully meaty, but just relevant to the County. It didn't piece Lana`i out in any way. There was some interesting statistics in terms of the percentage of home ownership. We're under the State average for single-family ownerships. But that's the kind of thing that just triggers, okay, that was 2006. The census data is 2000. What can we get that's going to be more current. And I think that's what Colleen was suggesting that these folks can do for us.

Mr. Gima: Thank you. So anything else for Director's Report?

Mr. Hunt: That's it.

E. NEXT REGULAR MEETING DATE: AUGUST 1, 2007

Mr. Gima: Okay, next on the agenda is our next meeting date, but we're not having that meeting, correct? So the next meeting would be August 15th. Okay, who will not be here on August 15th? Okay, we'll have quorum then. And then the two new members will be initiated the September meeting?

Ms. Ramoran: . . .(Inaudible). . .

Mr. Gima: Are you at liberty to tell us who they are so we can tell to fill out the paperwork?

Ms. Ramoran: . . . (Inaudible) . . .

Mr. Hunt: Have they've been confirmed by Council?

Ms. Ramoran: . . .(Inaudible). . .

Mr. Hunt: I just don't want to do something inappropriate.

Mr. Gima: What are we doing in August? – Well, that leads me to my next questions, are there any up-coming applications that we're going to have to deliberate on? None?

Ms. Ramoran: . . . (Inaudible) . . .

Mr. Gima: Jim.

Mr. Elliott: Can I ask a question about that. Can anybody share with us what the process is of the Manele – what are we calling it, the recreational facility – clubhouse. I'm not sure what the full process is before it comes here. We just know it's out there, and it will be coming here. Is that correct?

Mr. Hunt: I think you know more about it than I do, to be honest with you.

Mr. Elliott: Okay.

Mr. Gima: Okay, before we break any laws, we should adjourned since there's nothing left on the agenda. Thank you everybody. We shall see all of you on August 15th.

F. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at approximately 8:27 p.m.

Respectfully transmitted by,

LEILANI A. RAMORAN
SECRETARY TO BOARDS & COMMISSIONS I

RECORD OF ATTENDANCE:

PRESENT:

Reynold “Butch” Gima, Chair
Lawrence Endrina, Vice-Chair
James “Jim” Elliott
Sally Kaye
Beverly Zigmond
Dwight Gamulo

OTHERS:

Jeffrey Hunt, Planning Director
Erin Wade, Staff Planner, Long Range Division
James Giroux, Deputy Corporation Counsel