



**Lāna‘i Regional Plan Development  
Beneficiary Meeting  
February 19, 2010  
Meeting Minutes**

**PRINCIPALS**

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**Attendance:** Karen Biho, Ernest Mayam, Georette Woody, Chentell Schilling, Wiyed Basgrew, Larenda Fukami, G.K., Jonana Alconcel, Sol Kaho‘ohalahala, Pualani Kaho‘ohalahala, Charles Kaukeano, Reghenda Kahananui, Yash-Anne Kahananui-Peralta, Kaulana Kaho‘ohalahala and guest, Pearl Ah Ho, Janathan Preza, Scott Kalehuawehe, Ola Ropa and guest,

**Staff:** Julie-Ann Cachola, Kaleo Manuel

**Guest Speakers:** Joanne Ridao, Maui County and Pierce Myers Lāna‘i High and Elementary

**Consultants:** PBR HAWAII – Scott Abrigo, Malia Cox

**Welcoming:**

Julie-Ann Cachola welcomed the participants and requested the meeting be opened in prayer.

**Opening Pule:**

The opening prayer was given by Mr. Sol P. Kaho‘ohalahala

**Introduction of Regional Planning Process:**

Julie-Ann Cachola introduced the DHHL staff and consulting team and described the DHHL planning process and the benefits of community participation to get the appropriate projects identified based on the needs of the community. Ms. Cachola also explained that two stakeholders, Lāna‘i High and Elementary School and Maui County’s Affordable Housing Department would be making presentations to discuss their visions and future plans.

1. *General Plan* - Statewide plan with long-term perspective establishing goals and objectives for DHHL.
2. *Strategic Plan*- Statewide focus with shorter term perspective that creates an action plan for each program area based on goals and objects of the General Plan.
3. *Island/Regional Plan*-On Lāna‘i, the Regional and Islands plans are combined with a shorter term perspective to establish the following:
  - a. Land use goals and objectives from the General Plan
  - b. Develop appropriate “zoning” within land holdings to meet needs of beneficiaries while ensuring proper stewardship of the ‘āina
  - c. Identify needs, opportunities, and priorities of homestead communities
  - d. Identify potential partnerships and funding opportunities
  - e. Provide opportunities for beneficiaries to participate and drive the planning of their homestead community and the region
  - f. Identify and implement priority projects

### **Affordable Housing Presentation:**

Ms. Joanne Ridao presented the County’s proposed plans for affordable housing that would be located adjacent to DHHL lands.

1. History of acquisition of land: In 1992, 115 acres was given to the County by Castle and Cooke in exchange for zoning approval for the hotel project. The County subsequently gave 42 acres to the DOE for Lāna‘i School.
2. A long-range plan has been developed. This plan is for people of Lāna‘i. It will not be advertised off-island. The plan is very loose regarding what is actually constructed. The project will only develop what the community can absorb. They will work with the community to create the appropriate home type. Currently, the plan assumes a total of 420 units, single-family and multi-family.
3. The project phasing:
  - a. January 23, 2010- Final Environmental Assessment submitted
  - b. March 5, 2010- Approval from county anticipated
  - c. Actions to obtain approval from State Land Use Commission to change zoning will begin after county approval.
  - d. Begin home construction within five to seven years. The first increment would have approximately 58 single-family homes and 23 multi-family residences.
4. Infrastructure requirements:
  - a. Roadway extensions at 9<sup>th</sup> Street, and a bypass road at 5<sup>th</sup> Street
  - b. Sewer
  - c. Water

### **School Expansion Presentation:**

Mr. Pierce Myers, Principal of Lāna‘i School presented the school/DOE’s long-range vision for the expansion of the school. Development of this plan has been underway for the last 20 years. A multi-day charrette was conducted in 2004 to determine the direction of the project. Key to the project is the following:

1. The buildings need to match the look and feel of Lāna‘i.
2. The school expansion will maintain a single K-12 school rather than separating the school into several schools by grade level.
3. Teachers housing should be integrated into the community, rather than within the school boundaries.
4. Develop the school to facilitate P-20 opportunities. This would include providing a space for a preschool on campus, and space for Maui Community College along the periphery.

The school just received \$8 million dollars to begin construction of one of the classroom/lab facilities.

### **Review of a Regional Plan:**

Scott Abrigo, PBR HAWAII, described information contained in the regional plan and the method for developing a project list for Lāna‘i. He stressed the importance of community involvement in the development of the document. Regional plans are being developed for 20 regions throughout the State. Each plan follows a standard format.

### **Open Discussion:**

Throughout the evening community members were encouraged discuss and brainstorm ideas, comment on stakeholder presentations, ask questions and raise issues, concerns, and potential projects. Following is a summary of these discussions.

1. DHHL needs to be working with affordable housing to make sure that the communities blend, and help more members of the community of Lāna‘i become “home” owners, NOT “apartment” owners
2. Can vacant land be utilized in the interim while waiting for development
3. Create Homestead group to plan community areas
4. Would like more information regarding getting the ground maintenance contract.
5. Community pursuit of alternative energy (current rate is up to 59¢ per kilowatt hour)
  - a. On individual homes
  - b. On an area set aside for large-scale production
  - c. Maui does not have law for wind generation on residential land; however, pursuit of wind on homestead may help beneficiaries reduce their carbon footprint, and energy costs
  - d. Expediency is important will the opportunity to sell power is still available (only three (3) large scale operations may be allowed on-island
6. Request Applicant List be brought to future meetings
7. Conduct meeting on the weekend for community to come in on their own time
8. Community is interested, but would like DHHL to be more involved and help in organization and moving forward in the process.
9. Many community members are frustrated. Calls into DHHL are handed off, or may not be answered.

### **Schedule**

The planning schedule was discussed. The next meeting is set for March 25, 2010 to review potential projects. If community consensus is achieved, the beneficiaries will decide the project that will be elevated as priority projects in the Regional Plan.

**Adjournment:** The meeting was adjourned around 8:00 pm.

## Current Community Issues

Community Discussion	Potential Project
<ul style="list-style-type: none"> <li>• Clear lands / develop fire break.</li> <li>• Hire on island contractor to conduct maintenance. Vegetation control on vacant lots &amp; planting strips</li> <li>• Install off-site retaining wall</li> <li>• Restrict access to vacant lands.</li> </ul>	Improve Safety of Vacant and Undeveloped Lands
<ul style="list-style-type: none"> <li>• Create Part-time DHHL position on Lanai</li> <li>• Develop alternative products that are more affordable to applicants</li> <li>• Improve communication between applicants and case workers</li> </ul>	Award remaining 18 lots and undeveloped lands
<ul style="list-style-type: none"> <li>• A homeowners association has not been established.</li> </ul>	Establish Homeowners Association
Potential partners <ul style="list-style-type: none"> <li>• Ke ola hou o Lāna`i</li> <li>• Multi-generational care center</li> </ul>	Develop partnerships for community services on-site
<ul style="list-style-type: none"> <li>• Determine needs of the community (kitchen, pull-down screen, hard court space, etc)</li> <li>• locate potential site</li> </ul>	Develop a Multi-purpose Community Center
<ul style="list-style-type: none"> <li>• Cars speeding along the main street create a safety hazard, particularly with the children playing in the streets.</li> </ul>	Install speed control mechanism along main street
Hold contractors accountable for broken equipment and proper citing of equipment <ul style="list-style-type: none"> <li>• Street lights broken by contractor</li> <li>• SIC equipment location</li> </ul>	Repair Infrastructure

## Future Long Range Planning Issues

Community Discussion	Potential Project
Explore alternative energy options <ul style="list-style-type: none"> <li>• Photovoltaic</li> <li>• Solar water</li> <li>• wind energy</li> </ul>	Develop alternative energy plan to reduce residential energy costs
Collaborate with DOE, County of Maui and Castle and Cooke on water, sewer, drainage and road improvements that will positively impact the DHHL lands.	Joint Infrastructure Development
Work with beneficiaries, DOE, County of Maui and Castle and Cooke on developing a master plan for DHHL's lands that respond to the long range plans for the area. Master Plan DHHL homestead to better integrate with the County's affordable housing project and DOE's Lāna`i school long range master plan.	Develop a New DHHL Lāna`i Master Plan