

**KA' Ū COMMUNITY DEVELOPMENT PLAN (CDP)
STEERING COMMITTEE****MEETING MINUTES
Wednesday, November 18, 2009
Nā'ālehu United Methodist Church****CALL TO ORDER**

Eldridge Naboa, Vice-Chairperson, opened the meeting with a mele about Ka'ū and called the meeting to order at 12:02 p.m. Eldridge reviewed the Aloha Etiquette guidelines and indicated that there had been some talk that this meeting was called to make decisions on the charrette. He corrected that notion by stating that no decisions would be made at that meeting regarding the charrette. Rather, the discussion would build upon the discussion from the previous Steering Committee meeting about Objectives and Criteria for Success.

Eldridge also asked if the agenda could be amended to get Steering Committee thoughts on the charrette so far in the evaluation part of the agenda. Ron Whitmore had to check the Sunshine Law to see if it was allowable.

ROLL CALL

Members present: Donna Ambrose, Patti Barry, Bob DaMate, Ron Ebert, Michelle Galimba, Loren Heck, Eldridge Naboa, Leina'ala Enos, Simon Torres, and John Cross

Absent (excused): Marino Ramones

Others present: Ron Whitmore, Hawai'i County Planner and Ka'ū CDP Project Manager; Nālani Parlin, Community Planning Assistant; Christian Kay, Hawai'i County Planner and Substitute Recorder for Isobel Donovan; Howard Blackson, PlaceMakers LLC, and Geoff Dyer, PlaceMakers LLC

PUBLIC COMMENT ON AGENDA ITEMS

None.

BUSINESS

1. Existing Settlement Patterns: Howard Blackson of PlaceMakers gave a PowerPoint presentation relating the community Vision and Values Statement to the three pillars of sustainability and introducing his analysis of Ka'ū's Existing Settlement Patterns.

He stated that Nā'ālehu and Pāhala followed what he calls Traditional Neighborhood Development which includes complete, compact, connected neighborhoods that are walkable. Nā'ālehu has a highway running through it, and Pāhala is adjacent to a highway, but they still follow the same model.

The next model is what he called a Rural Hamlet or Clustered Development exemplified in Wai'ōhinu and Wood Valley. These are agriculturally based hamlets, usually at a crossroads



where people have gathered to transport goods and services. He stated that these are almost towns, but not quite, however one day they could be. Wai'ōhinu is constrained by topography, and Wood Valley by connectivity.

The third precedent type is Conventional Suburban Development which can be found in Ocean View and Discovery Harbour. This type of development is mostly single use, mainly residential, but it is understood that they are not quite complete. Both are asking how to create a town center like other areas have.

Howard moved on to describe a scorecard exercise that was meant to give objective value to each development type relative to the Community's Vision and Values statement (in the form of draft Criteria for Success based on the draft Community Objectives). Howard shared the scores of the Steering Committee on each settlement area. Pāhala and Nā'ālehu scored very high, Punalū'u & Wood Valley scored lower, and Ocean View & Discovery Harbour scored lowest.

The analysis of what is currently on the ground lead to the creation of Alternative Development Scenarios moving into the future. Those scenarios included: no growth; continue the existing patterns of growth; extension of existing towns; intensification of existing settlements; and creating a new stand alone town.

All of the precedent types and development scenarios have advantages and disadvantages that the planning process can learn from. He indicated that there are many things that work here, and they didn't want to change what was working but did want to fix what wasn't working.

Eldridge Naboa thought the Steering Committee should have reviewed the Objectives and Criteria for Success first, then done the scorecard. Howard Blackson explained that the scorecard was designed to help the Steering Committee think about how well community Values and Vision are currently expressed in Ka'ū to determine what was working and not working. The Objectives can then be crafted to preserve what is working and address what's not working. The Scorecard was simply a tool to help the Steering Committee think it through.

Ron Ebert appreciated the exercise as a demonstration of how community input played a part in the development of the Objectives and Criteria for Success.

Ron Whitmore stated that the Steering Committee needed to understand both what Ka'ū's current strengths and weaknesses are and how the Objectives and Criteria will be used. This was a practical way to apply the tools before affirming the Objectives and Criteria.

Leina'ala Enos had a hard time with the exercise but understood that it was just an exercise with no impact on the CDP. The community needs to understand that it's just to help the Steering Committee better understand and make better decisions.

Bob DaMate stated he is also having the same problem digesting the formulation of these ideas and plans. He stated that western concepts and understandings, and Hawaiian concepts and understandings don't mesh particularly well. The local Hawaiian community is feeling left out and that they don't have a say.. Bob recommends that they come out but they are shy about

coming out. They talk to Bob, but he doesn't know how to relate what they are telling him in terms that the Steering Committee will understand. They were here first, and Bob doesn't know how it will work out unless their issues are addressed and they understand what is happening on their land. They must be part of the process.

Ron Ebert responded that based on initial input experience a lot of people from various ethnic backgrounds are shy and may not come out. Input from the Talk Story meetings and the surveys needs to be honored, as well as other input that we may get. He feels that there should still be more outreach and Talk Story input, but the Steering Committee needs to move ahead with the input they have.

Bob DaMate stated that Hawaiians speak from the heart, and westerners don't understand protocols and history. It's a mental process. He used the example of Aloha, the way that it is commonly used or explained is not how Hawaiians mean it.

Michelle Galimba understood what Howard was getting at with the exercise, that PlaceMakers is coming at this process from a planning focus. But there is a part of this process where there is the need to find common ground. These criteria did not directly address Hawaiian values and knowledge, things that do not necessarily have a fit in planning.

Patti Barry said that the Steering Committee has an opportunity to create a plan that complements the GP with a process that brings in community input as much as possible and that they should move forward.

Howard Blackson stated that all of these criteria come directly from input from the community and through the Community Summits that vetted the Community Profile. He apologized for not making those connections clear enough and for the scorecard exercise.

2. Objectives and Criteria for Success: Ron Whitmore gave an overview of the Objectives and Criteria table that he developed to show clear linkages between General Plan elements organized by the three pillars of sustainability (natural resources, economy, and community), the community Vision, Values, and Priorities that were affirmed in September, key insights from the Community Profile, and proposed Community Objectives.

The Steering Committee discussed the wording and meaning of the proposed Community Objectives, and Ron Whitmore made changes to the Microsoft Word table that was projected on the screen. The Objectives showing the Steering Committee's final, approved edits to the proposed Objectives is attached to these minutes. The items highlighted in yellow were added, and the items that are lined out were removed.

Once the Steering Committee finalized their proposed changes to the table, they agreed to take public comment before they took any votes on affirming the changes.

PUBLIC COMMENT ON AGENDA ITEMS

Kenny Joyce indicated that he was still catching up on what the Steering Committee was talking about. He thanked the Steering Committee for the job that they are doing. He also wondered

whether or not the Objectives document was dynamic, and said that it sounded like there are more specific components to define the document; if not, the document needed more public review. He continued to add that the team needed to look at additional rural economic development models beyond what they presented. He was also concerned about the meaning of the dining/entertainment section. He views this as an opportunity to pull the spectrum of people together using small business models and rural development, but the models are possibly not doing that.

Bill Savage was very pleased with what he observed about the Steering Committee today. Rumors in the community were that the Committee was being steered rather than the other way around. He was concerned that the 24 month process had been shrunk down to a shorter length of time and that the Steering Committee is being forced into decisions without sufficient time to digest, resolve, and come back with information. He encouraged the Steering Committee to push back if this is the case. He stated that the Steering Committee represents the people and are here to monitor the team to make sure that the community's perspective counts. He stated that we need to be clear about the plan, where it's going and very specific so that it is enforceable. Leina'ala Enos responded to the concern that the Steering Committee was being steered by stating that after the charrette there would be plenty of time to digest and comment on the plan before any decisions are made.

Jim Spielman stated that the Steering Committee deserves applause of the entire community for work, time, and energy that they have given to the process. He described some red flags from the discussion, the first being about "ohana" economy. He stated that it was possible that he misunderstood, but that discussion looked like an effort to be politically correct and he was uncomfortable with it. Also, he was concerned that water is not at the top of the list. Whether talking about agriculture, housing, or building a school, water is important. With so many problems with water in this district, that it should be a priority. He was upset that Howard Blackson quoted the Kona CDP and stated that it had no relationship to Ka'ū and stated that the Puna CDP is more closely aligned to Ka'ū and should use that as a model.

Ralph Roland wanted to replace the word "changing" demographics to "evolving". Also, he wanted to change Hamlets and Villages to "rural" hamlets or "rural" townships. In establishing important standards of development, he stated the need to correct the oppression of the Hawaiian culture and allow Hawaiians to build in their own historic manner. Additionally, he said that transit should be changed to "interconnecting."

Randall Sakamoto stated that, under the Preserve and Strengthen Community Character section, the phrase "protect people and community facilities from natural hazards" is difficult to implement. He said all you can do is inform people of the risks that come with living in hazard areas and have them make an informed decision on whether or not to live there. He said that warning people with an alarm system or an evacuation plan would probably be the best that can be done. Howard Blackson responded by saying that it's not so much how you protect people from natural hazards but how quickly the community can rebound from the hazard resiliently.

Continuation of the Discussion of Objectives and Criteria for Success:

The Steering Committee discussed the term “‘ohana” economy. Leina‘ala Enos stated that it should be “nā ‘ohana” and that is Ka‘ū appropriate/based.

Ron Whitmore explained “‘ohana economy” to mean good-will exchange, reciprocity, subsistence, informal, and culture-based economy.

Eldridge Naboa asked for a show of hands to indicate which specific language should be used: “Preserve and greatly enhance nā ‘ohana economy” or “informal, culture-based economy”. By a show of hands (5-3), the Steering Committee preferred “Preserve and greatly enhance nā ‘ohana economy”. The Steering Committee wanted to reserve the right to change it at a later date based on discussions with people they represent and the feedback they receive.

SETTING FUTURE MEETING AGENDAS

Evaluation of the November 18, 2009 Meeting: Leina‘ala Enos appreciated the format of the meeting of today’s meeting where there was Steering Committee discussion and public comment mixed in. She felt she gained a lot from the session.

Commenting on the charrette, Loren said he liked the focus topic meeting a lot but thought it became a general discussion and it would have been helpful to go down the list of questions developed for the charrette. Howard Blackson stated that he would try to answer the questions at the pin-up and throughout the charrette process.

Ron Ebert was concerned about the use of “rural” relative to the zoning ordinance meaning and what it may mean to other people.

Michelle Galimba suggested that she would like to have an additional meeting in December. After some discussion, the Steering Committee proposed an agenda of 1) informal, talk-story style debriefing of the CDP process, 2) evaluation of the CDP process, and 3) discussion of the Community Profile. The Steering Committee determined that the meeting should be held Tuesday, December 8, 2009, per its usual monthly meeting schedule.


ANNOUNCEMENTS

None.

ADJOURNMENT

Michelle Galimba moved to adjourn the meeting and Leina‘ala Enos seconded. The motion carried unanimously. Meeting adjourned at 3:01.


Submitted by Christian Kay
(Substitute Recorder for Isobel Donovan)


Revised by
Isobel Donovan, Recorder

**Ka'ū Community Development Plan
Community Objectives Adopted by the Steering Committee
November 18, 2009**

MANAGE AND CONSERVE NATURAL RESOURCES

Protect, **restore**, and enhance ecosystems, including mauka forests and the shorelines, while assuring responsible access for ~~locals~~ **residents** and for visitors.

Preserve prime **and other viable** agricultural lands and preserve and enhance viewsapes that exemplify Ka'ū's rural character.

Encourage **community-based** management plans to assure that human activity doesn't degrade the quality of Ka'ū's unique natural and cultural landscape.

BUILD A RESILIENT, SUSTAINABLE LOCAL ECONOMY

Preserve and **greatly** enhance **nā** 'ohana economy.

Increase the number and diversity of income sources for ~~local people~~ **residents**, including jobs and entrepreneurial opportunities that complement Ka'ū's ecology, culture and **changing evolving** demographics.

Establish or expand retail, service, dining, and entertainment centers in **rural** ~~hamlets, villages,~~ and towns capable of supporting Ka'ū-appropriate growth.

Encourage and enhance agriculture, ranching, and related economic infrastructure.

PRESERVE AND STRENGTHEN COMMUNITY CHARACTER

Protect, **restore**, and enhance Ka'ū's unique cultural assets, including archeological and historic sites and historic buildings.

Establish and enforce standards for development and construction that reflect community values of architectural beauty and distinctiveness.

Encourage future settlement patterns that are safe, sustainable, and connected. They should protect people and community facilities from ~~lava inundation and coastal~~ **natural** hazards, and they should honor the best of Ka'ū's historic precedents: concentrating new commercial and residential development in compact, walkable, mixed-use town/village centers, ~~and~~ **allowing rural** development in the rural lands, and **limiting development** on shorelines ~~outside those~~ centers.

Identify viable sites for critical community infrastructure, including water, emergency services and educational facilities to serve both youth and adults and a permanent police substation in Ocean View.

Establish a rural transportation network, including roadway alternatives to Highway 11, a regional trail system, and an interconnected expanded bus and para-transit system.