

MAUI PLANNING COMMISSION

COUNTY OF MAUI

TUESDAY, JULY 21, 2009

MAUI ISLAND PLAN REVIEW

Held at the Planning Department Conference Room,
First Floor, Kalana Pakui Building, 250 South High Street,
Wailuku, Maui, Hawaii, commencing at 9:00 a.m., on Tuesday,
July 21, 2009.

REPORTED BY: CAMMIE GILLET, RPR, CSR #438

ATTENDANCE

COMMISSION MEMBERS PRESENT:

- Wayne Hedani, Chair
- John Guard, Commissioner
- Jonathan Starr, Commissioner
- Kent Hiranaga, Commissioner
- Ward Mardfin, Commissioner
- Donna Domingo, Commissioner
- Lori Sablas, Commissioner
- Warren Shibuya, Commissioner

STAFF PRESENT:

- Jeffrey Hunt, Planning Director
- James Giroux, Deputy Corporation Counsel
- Julia Staley, Staff Planner
- John Summers, Staff Planner
- Dave Michaelson, Staff Planner

TRANSCRIPT OF PROCEEDINGS

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CHAIR HEDANI: Planning Commission meeting of Tuesday, July 21st will come to order.

First item on the agenda is the approval of minutes from the June 2nd and the June 16th, 2009 meeting.

COMMISSIONER SHIBUYA: So moved.

COMMISSIONER SABLAS: Second.

CHAIR HEDANI: Moved by Commissioner Shibuya to approve the minutes, seconded by Commissioner Sablas.

All those in favor, signify by saying "aye."

(Round of ayes.)

CHAIR HEDANI: Opposed, "nay."

(No response.)

CHAIR HEDANI: Carried. Thank you.

We'd like to thank you, the members of the public, who are here today as well as the stakeholders who are interested in offering public testimony.

Before we begin public testimony, I'd like to offer a couple of comments and the Director would like to also offer a couple of comments. We have a total of about -- between 40 and 44 people who have signed up to testify today. We're going to take that in the order of the RSVPs, that were received by the Department. And they'll have five minutes in order to present, in most cases, a project or

projects; after which, the Commission will be open to what I'm hoping is very limited questions. Forty-four people times five minutes will take us to 3.3 hours of testimony. Five minutes of questions will take us to 6.6 hours of testimony and questions.

After that, we're going to open it up to the list of people that have signed up this morning. So for those of you who don't want to spend 6.6 hours listening to testimony, you might want to come back this afternoon in order to not waste your time. Although, that's your choice. That's basically what we have planned for today. Although the agenda says Land Use Element for the Maui Island Plan. Because of the quantity of testimony, I don't anticipate getting to that element for actual consideration by the Commission.

The intent of having people present testimony for five minutes on their projects is so that in the future, we won't have them orchestrate 300 people coming before us at three minutes a piece in order to support your individual projects. The intent is listen to the project, see what they have to say, and hopefully go through all of the material that they have provided to us and come to a better understanding of what's being proposed without making the system inoperable at some point down in the future.

Okay. With that, I'd like to turn it over to the

Director.

COMMISSIONER STARR: Mr. Chair, I have a couple of questions about what you just said.

CHAIR HEDANI: Before you ask questions, can we listen to the Director's comments.

COMMISSIONER STARR: I'd like to ask you some questions about what you just said, Mr. Chair.

CHAIR HEDANI: Commissioner Starr.

COMMISSIONER STARR: Yeah. Thank you very much.

CHAIR HEDANI: Thank you very much. Can we listen to the Director right now.

COMMISSIONER STARR: I had a question on something you just said, Mr. Chair.

CHAIR HEDANI: Maybe he would answer it for you.

COMMISSIONER STARR: Okay. You're back stiffeling discussion. Thank you.

CHAIR HEDANI: We don't want to break tradition.

COMMISSIONER STARR: I know. That's how you are. We're both dissatisfied.

DIRECTOR HUNT: Thank you, Mr. Chairman. I'd like to thank the stakeholders for taking time out of your busy day to attend today's meeting. Kind of to reiterate what the Chair said. When the Department presented this idea to the Planning Commission, the idea was to provide stakeholders with extra time. So we're actually

1 providing five minutes, as I understand it, rather than the
2 normal three minutes. And hopefully, this will expedite the
3 Planning Commission review of the Maui Island Plan.

4 In exchange for the extra time, we believe there's
5 a tacit understanding, at least, that the stakeholders won't
6 later on repeatedly come to the podium regarding their
7 project or clog the podium with a line of supporters, as the
8 Chair mentioned. At the same time, we have to recognize
9 people's rights under the First Amendment. I think
10 somebody -- one of the Planning Commissioners, when we
11 presented this idea to them, said if they do come back
12 repeatedly, we just won't vote for their project. Perhaps
13 he was joking, perhaps he wasn't joking. Anyway, so that's
14 the intent. We hope people live up to that.

15 I also want to take the opportunity -- we don't
16 often get a room full of stakeholders like this. I want to
17 take the opportunity to thank the developers who have abided
18 by the Department's request to not rush in with a slew of
19 project at the last minute giving the pending update of the
20 General Plan. Most of the developers in our community have
21 abided by this. And again, I want to commend them for
22 waiting.

23 The Department will be reviewing our policy of
24 nonsupport for community plan amendments after the Maui
25 Planning Commission has finalized their recommendations of

1 the Maui Island Plan. So we'll take a fresh look of that
2 policy.

3 And with that, I'll turn it back over to the Chair.

4 CHAIR HEDANI: Commissioner Starr, you had a
5 question?

6 COMMISSIONER STARR: Thank you. So you're giving
7 five minutes to the developers, and then the public won't be
8 allowed to testify after we get through their list, is my
9 understanding. How much time will the members of the
10 community get to testify?

11 CHAIR HEDANI: Five minutes.

12 COMMISSIONER STARR: Okay. So they're on the same
13 basis?

14 CHAIR HEDANI: Correct.

15 COMMISSIONER STARR: Okay. Thank you very much.

16 CHAIR HEDANI: Is our stenographer ready for a
17 marathon?

18 The first person that we have to testify is --
19 sorry. Commissioner Mardfin.

20 COMMISSIONER MARDFIN: Mr. Chairman, I know you
21 just announced that you were going to do it as a first come,
22 first serve. Could I just toss out a friendly suggestion.
23 For me, it would be more helpful if we followed a list like
24 this if we did it by region. We did a region first come,
25 first serve. It would help me understand how these fit

1 together if we're dealing with West Maui all at once and
2 Kihei all at once.

3 CHAIR HEDANI: My intent Commissioner Mardfin is to
4 follow this list.

5 COMMISSIONER MARDFIN: This was first come, first
6 serve.

7 CHAIR HEDANI: This was in the order of RSVPs.

8 COMMISSIONER MARDFIN: By area?

9 CHAIR HEDANI: Right.

10 COMMISSIONER MARDFIN: Thank you.

11 CHAIR HEDANI: Kaanapali Land for the Project 2020
12 by Mr. Howard Honzawa.

13 MR. HONZAWA: Good morning, Commissioners, Staff,
14 and members of the general public. Thank you for allowing
15 me this opportunity to speak about Kaanapali 2020.

16 First of all, I'd like to introduce several people
17 who have been long involved in our -- in the planning of our
18 projects. Mr. Bruno Orioshi, retired school teacher --
19 retired principal from Lahainaluna School. Ms. Roselle
20 Bailey. She's a cultural advisor. And Ms. Patty Nishiyama,
21 who is the head of Na Ka Puna of Maui. Our projects,
22 Kaanapali 2020 and Wainee, have long invited members of the
23 public in the planning process for the projects. In fact,
24 when I say long, it's been ten years for Kaanapali 2020 and
25 seven years for Wainee. At this point, Kaanapali 2020 has

1 had monthly meetings. And, of course, like I say, members
2 of the general public have attended.

3 Next. Kaanapali 2020 is mauka of Kaanapali Resort.
4 It's kind of between the Lahaina Civic Center on the south
5 side and Honokowai gulch on the north side. On the north
6 side, it's above the county sewage treatment plant. It's
7 kind of shaped like an upside-down U. It's access is
8 from -- is from the Honoapiilani Highway. The only --
9 recently, the West Maui hospital site has been entitled, and
10 it's located on the south side of Kaanapali 2020. We've
11 been working with the community on that project also.

12 In recent months, in the last three months or so,
13 the concept plan has changed. The community planning group
14 has elected to change the plan for Kaanapali 2020 mostly due
15 to the entitlement to the hospital site, but also with
16 concern about the long-term future of jobs in West Maui.
17 There was a golf course within Kaanapali 2020. That has
18 been taken out. Instead, there are now four villages in the
19 project in which has been integrated, medical research and
20 educational facilities, wellness centers, holistic healing
21 and Hawaiian healing facilities.

22 At this point, we'd like to request consideration
23 from the Maui Planning Commission for the inclusion of
24 Kaanapali 2020 in the Urban Growth Boundary. The General
25 Plan -- both the General Plan Advisory Committee and the

1 Planning Department have included the project in their
2 respective Directed Growth Maps. Given the context of the
3 ongoing community-based planning efforts, Kaanapali Land
4 Management Corp. seeks your confirmation that the subject
5 parcels will be included in the Urban Growth Boundary on the
6 Maui Island Plan.

7 Is that my five minutes?

8 CHAIR HEDANI: That's your four minute, one-minute
9 warning.

10 MR. HONZAWA: Oh, thank you. So like I said, both
11 the GPAC and the Planning Department have included Kaanapali
12 2020 in the Urban Growth Boundary Map. So we ask for your
13 consideration and confirmation that the project will also be
14 included.

15 Again, this is a community-based planning project.
16 We have all these facilities for which the community felt
17 was needed for the next 20 to 30 years, including the West
18 Maui Medical Facility, village mixed-use areas,
19 medical/educational and residential areas, wellness center
20 and culture center, public and quasi-public uses. Maui
21 Tennis Association requested a tennis complex. And also,
22 most recently in the last meeting, a cemetery for the area,
23 including a Veteran's cemetery was included in the plan.

24 Thank you very much.

25 CHAIR HEDANI: Thank you very much, Mr. Honzawa.

1 Commissioners, questions?
2 (Silence.)

3 CHAIR HEDANI: Very good.

4 Next item is Kaanapali Land on the Waiee Project.
5 Mr. Honzawa.

6 MR. HONZAWA: Yes. Thank you again. The Waiee
7 Community Project also has been master planned by the
8 community for the last seven years. This is an area that's
9 in Lahaina Town. The purpose of this project is to provide
10 housing for the residents of Lahaina. It's actually an
11 in-fill project which is located next to the County
12 Recreational and Aquatics Center. It's also adjacent and
13 close to existing residences. It's really for the workforce
14 and the residents of Lahaina.

15 There are no views. It's going to be bordered by
16 the future Lahaina Bypass Highway Phase One B, which is in
17 the planning phases now. There is the County Lahaina
18 drainage channel, which is going through the project. And
19 that's very important to the project against future flood
20 events which has impacted the area in the past.

21 It's, again, designed by our community residents.
22 It's going to include senior housing, affordable housing,
23 market housing, various community areas, including community
24 gardens, boys and girls club, parks, expansion of the
25 existing park, and light commercial. It will have 1100

1 residential units. It's over 134 acres. Let me say it's
2 not only Kaanapali Land Management's land that's involved,
3 but also Kamehameha School's Bishop Estate who also wanted
4 to be involved in this community project.

5 It's been in the design stage with the community
6 since 2003. It would entail, again, open space, parks and
7 community mixed-use areas. It's an ideal location for
8 people who work in Lahaina. They could actually walk or
9 bike to their jobs on Front Street and elsewhere within
10 Lahaina.

11 There are many -- if you talk to our community
12 people, there are many families who have two or three
13 generations right now in one house. That can only go on for
14 so long. There hasn't been a significant affordable housing
15 project in the West Maui area for quite a few years. And,
16 of course, many of the jobs are located in Lahaina. A lot
17 of the Maui residents have jobs in Lahaina. Those who do
18 not live in West Maui, those, of course, have to get on the
19 highway to get to their jobs.

20 So what we are requesting to the Maui Planning
21 Commission is to include Waiee Community in the Maui Island
22 Plan Directive Growth Maps.

23 There are a difference between the General Plan
24 Advisory Committee Map and the plan as recommended by the
25 Planning Department. For reasons which I'm not aware of,

1 the GPAC map does not include all of Waiee within the Urban
2 Growth Boundary, while the -- no, this is an overlay.

3 But the General Plan Advisory Committee Map,
4 suggested map cuts off a significant portion of the single
5 use -- single-family units on the south side. The Planning
6 Department does recognize the need for the full project.
7 And cutting off a project would affect feasibility of the
8 project because your cost for the infrastructure would still
9 be off-site infrastructure, especially it would still be the
10 same. So the cost would have to go up per unit. And this
11 would greatly affect the feasibility by cutting off a big
12 portion of the single family. So we would suggest and would
13 plea to the Planning Commission to please follow the map as
14 suggested or recommended by the Planning Department.

15 As far as the infrastructure, full infrastructure
16 would have to be provided, of course. Water and sewer.
17 There's a Mill Street Extension Project which is currently
18 being designed on a separate track to provide an alternate
19 roadway to Honoapiilani Highway.

20 This concludes my presentation. Thank you very
21 much.

22 CHAIR HEDANI: Thank you very much, Howard.
23 Questions from the Commission?
24 Commissioner Starr.

25 COMMISSIONER STARR: Yes. Some of the portions of

1 this property is listed under county records as unknown as
2 far as ownership. And I remember a few years ago when there
3 was discussion about citing possibly the Boy's and Girl's
4 Club and some new park uses on some of it. And it was
5 deemed at that time by the county to be very difficulty to
6 do that because the ownership was very clouded.

7 Does -- who actually owns all of this? Is all of
8 this owned by any one single entity at this time?

9 MR. HONZAWA: The majority of area is owned by
10 Kaanapali Land Management Corp. If there are any parcels
11 that are not entirely owned by either Bishop Estate or
12 Kaanapali Land Management Corp., they will not be included
13 as far as the plan. They will actually be open space within
14 the project area.

15 CHAIR HEDANI: Thank you very much, Howard.

16 MR. HONZAWA: Thank you.

17 CHAIR HEDANI: Next person that we have to testify
18 is Mr. Doug Posley. Project is a single family residence.
19 Mr. Posley.

20 MR. POSLEY: Good morning Chair and members of the
21 Maui Planning Commission. I've got to say I feel a little
22 overwhelmed speaking to you about my project because I look
23 at the stakeholders and I'm talking about a half-acre lot,
24 not thousands of acres and cities and towns, et cetera.

25 But anyway, the reason I'm here is because I feel

1 plan policy. So we appealed it. And now at some point in
2 the future -- hopefully, in the near future -- it will go up
3 before this -- the Planning Commission for review and
4 acceptance or rejectance.

5 In the meantime, we went back to the Planning
6 Department and asked them if they would support a community
7 plan amendment. And after about three months of going
8 through that process, we were again denied and told that we
9 cannot -- they would not support a community plan amendment.
10 So at this point, we're kind of stuck. We can't do
11 anything.

12 Subsequently, my planner obtained the GPAC Maps for
13 Olowalu. And as it turns out, the Urban Growth Boundary
14 line goes right through the lot. So it's like -- it didn't
15 miss it, it didn't include it. It's like in limbo.

16 So the reason I'm here today is to ask when the
17 Land Use Policy Maps are reviewed that the Urban Growth
18 Boundary be amended to include Lot 47-A and within the
19 boundary. And the reason that I'm asking for that is
20 because the Planning Department has indicated that if it is
21 within the Urban Growth Boundary, then they would reconsider
22 the community plan amendment.

23 And thank you for your time.

24 CHAIR HEDANI: Thank you very much.

25 Questions from the Commissioners?

1 like my property rights are being taken away for this lot,
2 and I feel I should doing anything possible to try to
3 preserve them. A long-time Maui resident and I've lived in
4 Olowalu for about ten years now. And about five years ago,
5 I bought a lot, Lot 47A. I believe you have the hard copy
6 for this on your desk. It's across the street from the
7 Olowalu Store. It's not really on the ocean. It has a
8 government beach reserve in front of it --

9 CHAIR HEDANI: Mr. Posley, can you pull the
10 microphone down toward you.

11 MR. POSLEY: Sure. How's is that?

12 CHAIR HEDANI: Very good.

13 MR. POSLEY: It has a government beach reserve in
14 front of it, and then there's conservation and an easement.
15 So it's not very -- it's not on the water, but the property
16 has mixed designations. It has -- the County designation is
17 ag. And it's zoned A-3. And the community plan is park.
18 So in order to get a permit, we had to do something. So my
19 planner suggested that we apply for an SMA exemption since
20 it's a single-family dwelling. And under the SMA, it should
21 be exempt.

22 But after about -- it took about four and a half
23 years to get to that point. And at that point, we turned it
24 in and it was rejected. It was turned down because they
25 said there wasn't consistency with the zoning and community

1 Commissioner Hiranaga.

2 COMMISSIONER HIRANAGA: I'm sorry. I'm having
3 difficulty understanding your Exhibit C. What does the blue
4 line designate?

5 MR. POSLEY: The blue line goes through the lot,
6 Lot 47.

7 COMMISSIONER HIRANAGA: Is that the urban lot that
8 you proposed?

9 MR. POSLEY: Uh-huh.

10 COMMISSIONER HIRANAGA: What is the green line?

11 MR. POSLEY: I don't know what the green line is
12 either. It's a little conflicted.

13 COMMISSIONER HIRANAGA: And what's your current
14 designation?

15 MR. POSLEY: It's Apartment A-3 is the zoning right
16 now.

17 COMMISSIONER HIRANAGA: And is it currently in the
18 community plan?

19 MR. POSLEY: The community plan is park.

20 COMMISSIONER HIRANAGA: For the entire property?

21 MR. POSLEY: For that parcel, yeah.

22 COMMISSIONER HIRANAGA: Is it State Land Use Ag?

23 MR. POSLEY: Excuse me?

24 COMMISSIONER HIRANAGA: It is State Land Use Ag?

25 MR. POSLEY: State Land Use Ag.

1 COMMISSIONER HIRANAGA: I guess I have a concern
 2 when we're doing these broad brush boundary changes for the
 3 future, I guess I'm kind of wondering what the Staff or the
 4 Department plans to do so that we avoid these types of
 5 situations. You know, either it should be all totally
 6 within the Urban Growth Boundary or outside of it. I just
 7 don't want to create a problem for these small property
 8 owners. Because of the broad brush method, we're going to
 9 have to spend thousands and thousands of dollars to remedy
 10 it. I'm wondering if the Department can comment.

11 DIRECTOR HUNT: The Department supports the concept
 12 that Urban Growth Boundaries should follow a parcel line.
 13 We can review this particular situation and report back to
 14 you.

15 COMMISSIONER HIRANAGA: Thank you.
 16 Thank you.

17 MR. POSLEY: Thank you.

18 CHAIR HEDANI: Thank you very much Mr. Posley. The
 19 next person that we have to testify is for Olowalu Town.
 20 The project is the Olowalu Master Plan. The speaker is
 21 Mr. Dave Ward.

22 MR. WARD: Good morning. Excuse me again.

23 Good morning, Chair Hedani and members of the
 24 Planning Commission. My name is Dave Ward, and I'm here
 25 this morning on behalf the Frampton & Ward. My partner Bill

1 design of the town plan.

2 Over the past three or four years, we've had
 3 another 50 or so community-based meetings and presentations
 4 with a wide range of groups, agencies and individuals. We
 5 also afforded this follow-up newspaper to Maui's residents.
 6 We have included this newspaper with our hand-out material,
 7 and I encourage you to review this information if you have
 8 any questions on Olowalu.

9 As Bill and I continued our discussions on Olowalu,
 10 we realized it was bigger than just Olowalu. As such, we
 11 hosted a radio show entitled "Small Town Maui" every Friday
 12 morning, in which we invited guests to talk about subjects
 13 they felt were important. We hosted over 100 shows. These
 14 shows confirmed that Maui historically has been an island of
 15 small towns and rural communities. These small towns and
 16 rural communities are defined with separate and distinct
 17 boundaries.

18 In these communities, we can walk to stores, parks,
 19 schools; we knew our neighbors; we looked out for one
 20 another. These towns have their own sense of place and
 21 provide the very fabric of Maui's quality of life. This
 22 lifestyle is being threatened by a modern development
 23 pattern, which is sprawl. We believe Maui is at a defining
 24 moment in time at a threshold in terms of growth and
 25 development.

1 Frampton regrets he's not here today because he's currently
 2 off-island with his family. Dean Frampton is here from our
 3 office. And he's been intimately involved with these
 4 projects. We will be presenting two separate projects, both
 5 located in Olowalu and West Maui. We are planning to
 6 combine these two projects into one ten-minute presentation.

7 The first project is Olowalu Town. It's a 620-acre
 8 master plan project. The second is Olowalu Ekolu, which is
 9 a 16-acre mixed residential project. As a point of
 10 reference, this is the Olowalu General Store, the existing
 11 Honoapiilani Highway, and the existing Olowalu Village. The
 12 area is currently serviced by a water system that is
 13 regulated by the Public Utilities Commission, and also
 14 includes the Olowalu Cultural Reserve. The Olowalu Town
 15 Project consists of 21 existing agricultural lots, and the
 16 Olowalu Ekolu project is a single agricultural lot.

17 When it came time to begin the planning for
 18 Olowalu, Bill and I wanted to have a completely transparent,
 19 community-driven planning process. If this was going to be
 20 a community for Maui's residents, it should be planned by
 21 Maui's residents. In 2005, we sent 65,000 copies of this
 22 newspaper, one to every registered address on Maui, inviting
 23 the entire island to participate in our week-long,
 24 community-based process. We started with a blank slate. We
 25 had over 1350 participants to come together to discuss the

1 Our residents are justified in being concerned
 2 about our island land use patterns. We only have to look
 3 around at the increased traffic congestion, lack of
 4 infrastructure capacity, loss of shoreline access, continued
 5 wear down of our natural resources, diminishing open space,
 6 and prime agricultural lands. Ultimately, these issues
 7 affect our quality of life. This is why we believe we need
 8 to step back and reconsider how we manage and make decisions
 9 regarding growth and development on Maui. It's not a
 10 question of if we're going to grow, but rather how we can
 11 grow in a sustainable manner.

12 To help plan for the future of Maui, it's important
 13 to look back at the current growth trends. You're familiar
 14 with these slides. They depict the Urban Boundaries of
 15 Central Maui. This is 1933, with separate urban areas in
 16 red. In 1955, this reflects some growth of these towns, but
 17 they're separate and distinct. 1978, we begin seeing
 18 continuing encroachment in the surrounding ag areas,
 19 blurring our community's sense of place. In 2004, Wailuku
 20 and Kahului become one, "Waikalui."

21 This pattern of growth is based on the existing
 22 zoning codes in which land uses are strictly separated from
 23 one other. Housing is here, school is here, work and stores
 24 in another. And this is the original proposed 2030 Urban
 25 Growth Boundary for Central Maui. Again, 2004; and this is

1 2030.
 2 To give scale and magnitude to this, we compared
 3 this 2030 Boundary to Pearl Harbor and Olowalu. This
 4 includes the Salt Lake area, Kalihi and Aiea, all within
 5 this boundary. As an alternative, this is the same area
 6 compared to Paia. And this is compared to our proposed
 7 Urban Boundaries in Olowalu.

8 Suburban sprawl is a result of our existing zoning
 9 code, which was imported from California in the early 1950s,
 10 and requires separation of uses. These rules have very
 11 little to do with our island lifestyle, culture and
 12 resources. Streets are focused on high-speed mobility;
 13 thus, not pedestrian friendly.

14 It seems we've been focused on building housing and
 15 no longer communities. These developments are designed
 16 around the short-sided approach of just adding another
 17 couple hundred yards of existing infrastructure. Housing
 18 developments are not connected and require the utilization
 19 of highways for all goods and services. As an alternative,
 20 mixed-use communities focus on public areas and streets for
 21 the use of pedestrians and encourage small town, compacted,
 22 connected and complete communities.

23 We'd like to take the few remaining moments and
 24 share with you a brief summary of the two Olowalu projects
 25 as an alternative to this continuation of sprawl.

1 These proposed Urban and Rural Growth Boundaries
 2 are based on the SmartCode of zoning, which focuses on the
 3 transect. This is the reason for requesting both Urban and
 4 Rural Growth Boundaries as you move from the natural area to
 5 agriculture, to rural, and then to urban. This mixed-use
 6 plan will include two neighborhood centers where daily
 7 functions requiring schools, stores, community centers,
 8 parks, beaches, senior living, and other civic facilities
 9 will be all within walking distance of homes, minimizing the
 10 reliance of automobile.

11 The community is designed to offer residents to
 12 live and work in the same community. Within the
 13 neighborhood centers, stores, small medical facilities,
 14 professional services, civic services, restaurants, a small
 15 inn, educational facilities, live/work units will provide
 16 commercial services that employ our island.

17 It would be irresponsible for us not to provide our
 18 or infrastructure systems. This includes the commitment to
 19 relocate the existing high-speed, high-volume highway
 20 quarter to a new mauka alignment. This existing highway
 21 then can return to its original design, which is a
 22 low-speed, country town road that is pedestrian and bike
 23 friendly.

24 Additionally, our resource management engineers are
 25 planning innovative water, storm water and wastewater

1 The design of these projects were based on the
 2 guiding principles, including building a community where
 3 Maui's kama'aina can afford to live and raise families. The
 4 designs incorporate Maui's history, including concepts from
 5 the traditional ahupua'a system of land management. Olowalu
 6 is a historic community with over 2,000 residents
 7 precontact, and later a thriving plantation home with
 8 stores, schools, medical facilities and a theater. Olowalu
 9 geographically maintains it's sense of place.

10 Our extensive transparent community-based planning
 11 process has been based on the preservation of existing
 12 natural resources. With these guiding principles, we are
 13 requesting roughly 130 acres of urban area, which is in the
 14 maroon color, and a similar 125 acres of rural, which is
 15 shaded in gray.

16 A complete build-out, which is 30 years plus,
 17 Olowalu Town will have roughly 1500 housing units, and
 18 Olowalu Ekolu, 30 to 40 units, with two-thirds of these
 19 unit, or 1,000 units, committed to affordable and
 20 below-market housing units. One-third, or 200 acres, of
 21 this area will be parks and open space, which is represented
 22 in the dark green. An additional 20 percent, or 100 acres,
 23 will be for social and civic services, educational
 24 facilities, fire, police, community centers, churches,
 25 medical services and roadways.

1 systems that are based upon green and sustainable
 2 technologies with the focus of such systems being
 3 maintaining the quality of our natural resources.

4 In conclusion, Bill and I are requesting that the
 5 Maui Planning Commission designate the Olowalu area as an
 6 appropriate location for a traditional community by
 7 recommending the proposed Urban and Rural Growth Boundaries
 8 on the Island Plan. This plan is designed around the human
 9 habitat coexisting with its surrounding natural resources.
 10 Our innovative green infrastructure systems will change the
 11 way we look at infrastructure systems by turning what in
 12 many cases are negative biproducts into usable projects.

13 The Olowalu project will provide employment
 14 opportunities through its neighborhood centers and
 15 professional and civic services. This proposed livable
 16 community will be designed around age and place principles.

17 Finally, the Olowalu plan will challenge and
 18 provide an alternative to sprawl by returning a development
 19 pattern of mixed use, compact and complete communities based
 20 upon a SmartCode instead of our existing zoning.

21 CHAIR HEDANI: Thank you very much, Mr. Ward. That
 22 covers --

23 COMMISSIONER STARR: Mr. Chair.

24 CHAIR HEDANI: That covers items five and six.

25 MR. WARD: Yes.

1 CHAIR HEDANI: Thank you very much.
2 Questions, Mr. Starr.

3 COMMISSIONER STARR: Thank you. All modern
4 planning principles really say that large residential
5 developments should be located in proximity to where there's
6 quantities of existing jobs and be tight infill into
7 existing communities. Although you're using all the
8 planning catch words and so on, you seem to be planning
9 something where everyone is going to have to get in an
10 automobile whether to go to a school or go to work or to do
11 anything.

12 Also, planning principles say that large dense
13 developments should be away from resources that are
14 important to the natural environment. At Olowalu, we have
15 one of the pristine reefs, and yet this development will
16 probably kill it. Can you explain why we should throw aside
17 all the real accepted planning principles to have you build
18 the thing out in the boonies, where it's going to go against
19 everything that the planners in reality tell us.

20 MR. WARD: Okay. Thank you for your question. It
21 seems like there's a number of parts to this question, so
22 I'll try to answer them kind of in some order.

23 First of all, the first question related to Olowalu
24 being a separate and distinct community. We had Andres
25 Duany, who is one of the creators the SmartCode, come over

1 was our focus, and it's continued to be the focus
2 throughout.

3 As far as infrastructure, I mentioned that taking
4 things that in many ways are liabilities and turning them
5 into assets. And this relates to your comment that we might
6 likely kill the reef. Alternatively, in modern or new or --
7 you know, looking into the future, infrastructure systems,
8 wastewater can be converted into nonpotable water. That
9 water, which sometimes has nutrients in it, can then be used
10 on the land. And those nutrients can provide for the land
11 and not be pushed back into the water.

12 Which if you look backwards -- I think the whole
13 goal is to look forward. And this is a forward-looking
14 plan. And this is an alternative. This is something
15 different. We're not talking about the way we've dealt with
16 wastewater or storm water, for that matter, for the last 30
17 years. We're talking about a forward-looking plan, a green
18 plan. That's what we're looking for here.

19 I hope I answered your question. I'm not sure I
20 hit all the parts.

21 CHAIR HEDANI: Thank you very much, Dave.
22 Commissioner Hiranaga.

23 COMMISSIONER HIRANAGA: Just two questions. Are
24 you planning to keep the existing Honoapiilani Highway open
25 to the public and that thoroughfare and not cut off either

1 and assist us with our project. And the idea is to build a
2 compact, connected and complete community. This community
3 provides jobs to its people who live in the community.

4 Now, not all people will work in that community,
5 but the job base is there. It takes away from the reliance
6 on automobiles. You actually mentioned that schools and
7 other services won't be there. That is an inaccurate
8 statement. Those services will be in Olowalu. And that's
9 part of the information that we provided.

10 I also think it's very important in a general plan
11 process to not look at today, but to look into the future.
12 If we continue the same pattern of growth, which is the
13 outward expansion of our communities, when the people come
14 around to doing the 2050 and the 2080 General Plan, Kahului
15 and Kihei will be one. That's where we're going. So this
16 is an alternative, looking into the future, and basing it on
17 a model, which is here on Maui. Paia, Wailuku, Makawao.
18 These are towns that we all know of. They have their
19 services there. People can walk and ride their bike to
20 these services.

21 As far as the natural resources, it's a very
22 important issue to us. You mentioned the pristine reef.
23 And we agree 100 percent. That was taken into account
24 completely in the design, the entire design of the project
25 on one of the very first days of our planning process. That

1 end or block either end?

2 MR. WARD: The idea with the existing Honoapiilani
3 Highway is to maintain the majority of that road as for
4 public access. That's a very important point. Public
5 access to our shoreline, obviously critical.

6 COMMISSIONER HIRANAGA: It's a yes or no question,
7 because we're trying to keep it short.

8 MR. WARD: So the idea is to keep the Honoapiilani
9 Highway as a corridor, yes, and return it to its original
10 use, which is a country road. We might have to change it on
11 the ends because of its erosion into the ocean, as you know.

12 COMMISSIONER HIRANAGA: But you're going to allow
13 through traffic through both ends?

14 MR. WARD: Yes.

15 COMMISSIONER HIRANAGA: And the other question is
16 would you be willing to commit to retaining on-site
17 pre-development and post development storm water runoff.

18 MR. WARD: Yes. The idea with the storm water,
19 again, is to include ideas from nature. You know -- so yes.
20 The answer is yes. You're looking at me like you want an
21 answer. Yes.

22 COMMISSIONER HIRANAGA: Thank you.

23 CHAIR HEDANI: Thank you very much, Dave.

24 Next person to -- stakeholder that we have to
25 present a project is ML&P for the Kapalua Resort. And the

1 speaker is Pam English.

2 MS. ENGLISH: Chairman, Director, members of the
3 Commission, my name is Pam English with Maui Land &
4 Pineapple Company. And I thank you for your time this
5 morning. And I have three requests to discuss briefly in
6 the Kapalua mapping area.

7 The first is the newest area of our resort, but has
8 been the longest planned expansion. In fact, the Kapalua
9 Mauka area has been planned as an expansion of the resort
10 for over 20 years. The approved community plan for Project
11 District 2 states, in part, the project district is intended
12 to provide within the context of the Kapalua Resort a mix of
13 recreational activities, including an existing golf course,
14 a clubhouse, pro shop, restaurants and bars, tennis courts,
15 swimming pool and other related recreational amenities and
16 commercial services. It's a resort.

17 We request that the entire boundary of Project
18 District 2, Kapalua Mauka, be included in the resort
19 designation as shown on the Economics Policies Map.
20 Throughout the Draft Maui Island Plan, the policies and
21 objectives speak to the desire to encourage our visitor
22 industry, to increase visitor spending, stable employment
23 opportunities, improvement to the business climate, and to
24 map the resort areas to manage TVR proliferation and other
25 negative impacts on residential and community facilities.

1 Third, in the Napili School and residential area,
2 the UGB surrounds the lot developed as the Maui Preparatory
3 Academy, and then skips around to an M-1 zoned lot known as
4 the West Maui Village. The UGB boundary around this lot
5 doesn't even attach to the highway. In between these two
6 lot lines lies the Honolulu Plantation yard and offices.
7 This type of mapping is inconsistent with the principles of
8 a general plan, looking more like a spot zoning map than a
9 growth boundary. We ask that you include this abutting
10 property within the UGB in this area, including the area
11 along the highway, to create a usable mapping product.

12 I appreciate the opportunity to point out these few
13 important requests. Again, to include the Kapalua Mauka
14 Project District within the Resort Area Mapping; remove the
15 sensitive land designation from within the Project District
16 Boundaries; and create a usable Urban Growth Boundary around
17 the Napili School area lands. Thank you.

18 CHAIR HEDANI: Thank you very much, Pam.
19 Question from Commissioner Starr.

20 COMMISSIONER STARR: Yeah. Mauka development on
21 land that was either done by Maui Pine or sold by them has
22 caused the destruction from most of the coral from Honolulu
23 and other areas in northwest Maui. And I'm wondering how,
24 after seeing what's happened, you know, to Honolulu and other
25 areas, you can say that you don't think that the sensitive

1 Kapalua Mauka will provide economic viability to
2 the Kapalua Resort for the future. The resort's been master
3 planned to include this area for two decades. The Kapalua
4 area clearly meets the spirit and intent of the Maui Island
5 Plan Resort Area Mapping and is one of, if not the
6 destination resort areas that holds the values of the aloha
7 spirit for tourism that the Maui Island Plan vision
8 espouses.

9 The second area of mapping that I'd like to draw
10 your attention to is the Sensitive Area Mapping shown within
11 the Kapalua Mauka Project District. Throughout the Maui
12 Island Plan, sensitive lands have not been delineated within
13 the UGB, except for selected-known gulches. My colleagues
14 have met with the long-range planning and have not been
15 given any clear indication of why these valid pineapple
16 fields have been shown as sensitive within the Project
17 District Boundary.

18 The Project District Development Standards provide
19 requirements for any sensitive land, be that steep slope,
20 historical or archeological, watershed, visual or natural
21 resources. For consistency with the rest of the Maui Island
22 Plan Mapping, we request that the sensitive land designation
23 be removed from the boundaries of entire project district.
24 Any sensitivities will be handled within the subdivision
25 processing.

1 lands mauka should be not removed from the plan so that the
2 continuation of the destruction of the coral will continue.
3 That's the only tool we have to try to not do as much damage
4 to the reef as we've been doing.

5 MS. ENGLISH: Thank you for your question.
6 My request is to not include the sensitive areas
7 that are within the zoned Project District Boundary. The
8 zoning process requires us to go through extensive
9 subdivision processing and take care of every single impact
10 that we may have on the environment, including the
11 watershed. As a matter of fact, we have done and continue
12 to do spot testing along the nearshore waters and make sure
13 that we are not only not impacting those areas, but making
14 those areas better.

15 So once again, the sensitive area within the
16 Project District Boundary, not without it -- as you can see
17 the rest of the purple on the map. We're not talking about
18 that. So this is just to be consistent with the rest of the
19 Maui Island Plan Mapping such that the subdivision
20 processing takes care of these very important sensitivities.
21 Thank you.

22 CHAIR HEDANI: Thank you very much, Pam.

23 The next project is also by Maui Land & Pine on the
24 project called Pulelehua. Pam English.

25 MS. ENGLISH: Thank you again. My name is Pam

1 English with Maui Land & Pineapple Company. I'm very
2 pleased to have the opportunity to discuss the Pulelehua
3 community, which has been in the planning process, in the
4 news, and on the minds of our residents now for over five
5 years.

6 As planned today, the Pulelehua community is
7 comprised of about 310 acres, with single-family and
8 multifamily residential dwellings, elementary schools,
9 parks, neighborhood serving retail and commercial services,
10 civic building, places of worship. In fact, a whole
11 community. We started the planning process in Lahaina,
12 reaching out to the community to understand what they
13 wanted. We had over 600 people from the community
14 participate in design workshops, debate and educational
15 presentations. We continue today with participant outreach
16 in our interactive website, informative newsletters, and
17 monthly sponsored first-time homebuyer classes.

18 Just a brief review of the current entitlement
19 status for Pulelehua. We have our approved EIS. We're
20 approved State Land Use designation as Urban. The Planning
21 Department has recommended approval to this board. This
22 Board, you, have recommended approval to the Maui County
23 Council. And the County Council Land Use Committee has held
24 three public hearings so far in the matter. We're currently
25 awaiting scheduling from the Land Use Committee this fall,

1 amenity structure of this vision, we stand to loose the
2 principle or the intent of this vision. We understand that
3 the draft GPAC Map recommends reducing the acreage of
4 Pulelehua in a purported effort to balance supply and demand
5 islandwide. This type of change may impact our ability to
6 provide a complete community with the quality and amenities
7 required to foster a successful planned development.

8 Pulelehua is well-positioned to be included in its
9 entirety within the Urban Growth Boundary. It has been
10 master planned by the community. It's perfectly located
11 near the job market, adjacent to supporting infrastructure,
12 includes a school that's already under design, and the
13 project is nearly entitled.

14 Pulelehua is ready to bring affordable homes to the
15 working families of Maui. It's a community that meets the
16 criteria of the Maui Island Plan by not creating sprawl, by
17 creating a well-planned compacted neighborhood near existing
18 infrastructure, creating opportunities for education, and
19 reducing travel time to local jobs; thereby, increasing play
20 time.

21 Pulelehua is currently zoned State Land Use Urban,
22 supported on the Director's Urban Growth Boundary Map
23 Recommendation, and ready for final entitlements at County
24 Council. We request that you the include the entire
25 property as planned in the Maui Island Plan UGB. Thank you.

1 as we were interrupted by the budgeting process. And we
2 look forward to full approve by the Council.

3 Pulelehua is perfectly sited equidistance between
4 Kaanapali and Kapalua to provide affordable housing for
5 island workers. Surrounded by urban develop in an infill
6 area. You've been discussing the appropriate locations for
7 planned expansion during this Maui Island Plan process, and
8 Pulelehua clearly meets these parameters.

9 As I noted, the community is planned as a whole; a
10 place to live, work and play. The residential opportunities
11 are intended to provide for a full socio-economic spectrum.
12 This includes over 50 percent of the offerings as affordable
13 homes. The school site will provide for over 600 children
14 from this new community as well as from the surrounding
15 areas.

16 This type of planning, known as comprehensive forum
17 based, holistic, traditional, there's many terms. But the
18 point is to create a community that is more than just one
19 neighborhood to provide a place to grow up, a place to
20 retire, a place to come home to. These traditional
21 neighborhood principles will be used to create that first
22 spark that ignites to become a well-knit neighborhood over
23 time.

24 We are now -- if we are to somehow limit the area
25 or acreage, limit the critical mass needed to afford the

1 CHAIR HEDANI: Thank you very much Pam.
2 Questions? Commissioner Starr.

3 COMMISSIONER STARR: Yes. Ms. English, Pulelehua,
4 that land was quiet titled in the late 1980s and an action
5 that was headed Maui Land & Pine versus a long, long list of
6 Hawaiian names, several pages of Hawaiian names. I'm
7 wondering if all claims against the ownership have been
8 extinguished and whether Maui Land & Pine has full title in
9 that land?

10 MS. ENGLISH: Thank you for your question. Yes,
11 Maui Land & Pine has full title to the land. I believe that
12 the pass that you're referring to was brought about by a
13 person that also claimed title to all of Hawaii. So those
14 issues have been settled. It's been clear titled since the
15 early 1800s, when it was deeded to us. Thank you.

16 CHAIR HEDANI: Thank you very much Pam.

17 The next stakeholder or presentation is for Makila
18 Land Company, LLC. The project is called Makila Rural
19 Residential. And the speaker is Mr. Rory Frampton.

20 Rory, hold on, yeah.

21 Just for the audience's information, the static
22 that we're picking up while they're making presentations we
23 believe is coming from somebody's cell phone. So if you
24 have a cell phone that is coming on, if you could turn it
25 off, that would help. Thank you.

1 Mr. Frampton.

2 MR. FRAMPTON: Thank you and good morning,
3 Commissioners. My name is Rory Frampton. I'm happy to be
4 here presenting Makila's proposal for Rural Growth Area. I
5 have handed out to you a detailed write-up. And I will just
6 be highlighting some of the major points here.

7 The Makila area is located just south of Lahaina in
8 the vicinity of Launiupoko. We're requesting a rural
9 boundary makai of the future highway alignment. The
10 planning objectives are to create rural lifestyle
11 opportunities for Maui residents. This is an alternative to
12 some of the high-density development that is being proposed.
13 While we embrace the concept of high-density development, we
14 think there is an opportunity to provide some variety of
15 future growth.

16 The existing community that is up there, we're
17 hoping to provide a sense of place, community center; of
18 course, incorporating sustainability, establishing permanent
19 ag lands in perpetuity, and continuing our expansion of
20 alternative energy. And we also feel we can really assist
21 with regional transportation and coastal access.

22 So again, here's a map showing the rural area in
23 proximity to the existing Launiupoko community. The rural
24 growth area would be above the highway. We also have in our
25 plans that will be coming before you in the next several

1 months, have established a 70-acre greenway abutting
2 Honoapiilani Highway for this entire distance of
3 approximately two and a half miles. Within the Rural Growth
4 Boundary area, we will do principles of conservation
5 subdivision design and clustering and only 50 percent of the
6 area would be developed. The rest would be set aside in
7 permanent ag or open space.

8 The planning rationale, as I mentioned, is within
9 the an existing settlement area. It's preferable to what's
10 allowed right now under the ag zoning, which would be 11
11 large ag lots, approximately 25 acres each. We feel that if
12 we're allowed to develop a community, that we can provide
13 parcels that would be more affordable and within the reach
14 of Maui residents. We also have existing infrastructure in
15 place and access to that.

16 The GPAC Recommendation was a concept transfer of
17 development rights, where a win/win situation would be
18 created, providing for rural growth above the highway and a
19 combination of ag lots and coastal open space below the
20 road. The GPAC recommendation, we have the quotes. And
21 really what they were looking at was trying to achieve,
22 again, a win/win situation. They recognize the tremendous
23 value that the land has along the shoreline. They realize
24 that not all of it would be set aside for open space. But
25 they were looking for a balance, whether it be land above

1 the highway, and some ag lots and open space below the
2 highway.

3 The TDR, the concept, I think we embraced the
4 reality of an actual TDR program. It's going to be kind of
5 difficult to achieve. We think the concept could be
6 achieved with one land owner through sensitive land
7 planning.

8 What we're asking, again, is for the rural boundary
9 above the future highway. That's going to be subject to
10 community plan, zoning, district boundary amendment
11 proceedings in the future, and a designation of a coastal
12 zone protection corridor along the highway, similar to the
13 land area that we have set aside, leaving some of that area
14 in ag or open space.

15 And I wanted to briefly go over the 70 acres that
16 we have designated along the highway. We've taken a lot of
17 time looking at the area. I've spent a lot of time in that
18 area over my life growing up here. And we think the area
19 that we set aside could accommodate expansion to existing
20 beach parks, establishment of new beach parks if the highway
21 is realigned. Now, whether or not the highway is going to
22 be realigned is a whole other discussion that is going to be
23 before this commission.

24 Existing Launiupoko Beach Park could certainly be
25 expanded. We've looked at topography and created a larger

1 area where the topography is flatter and able to receive
2 storm water runoff. These maps show the potential of what
3 could be achieved in those areas.

4 Some areas, as you guys know, the highway is on a
5 sandy beach. Maybe that could be relocated to create more
6 of a park-like setting in a few of these areas. Similarly,
7 at Launiupoko Beach Park, the road is perilously close to
8 the ocean. That could be possibly rerounded, the park could
9 be expanded. And near cut mountain, we have a highway going
10 right along sandy beach. Again, there's a possibility for
11 some sensitive realignment of the road in that area to
12 create beach parks which we feel the local people could
13 enjoy, or camping areas. All that would be subject to
14 future deliberations by this body and by the County Council.

15 We've summarized additional information in our
16 packet about the growth area evaluation criteria and
17 community consultation that we've done. And just in
18 summary, a request again is to have the rural boundary above
19 the highway, with coastal zone corridor below the highway,
20 with ag and open space areas left in tact.

21 That concludes my summary.

22 CHAIR HEDANI: Thank you very much, Mr. Frampton.
23 Questions from the Commissioners? Commissioner
24 Hiranaga.

25 COMMISSIONER HIRANAGA: I understand there is a

1 physical need to relocate portions of Honoapiilani Highway
 2 away from the ocean due to erosion. I'm just hoping you
 3 will not move the highway such a distance away from the
 4 ocean that you will create like an Ala Moana Beach Park
 5 situation where we're forced to park in parking lots and
 6 carry our surfboards 100 yards to the ocean or our fishing
 7 gear or our camping gear. Because that is all fishing area
 8 and surfing areas, and I wouldn't have to park in a parking
 9 lot and carry my surfboard 100 yards to get to the ocean.

10 MR. FRAMPTON: Thank you. And I think there's many
 11 in the public that share your sentiments.

12 A plan that was put forth by the Planning
 13 Department and the PDP Committee suggests relocating the
 14 entire highway several hundred feet mauka and coming down
 15 with perpendicular access points. An alternative to that
 16 would be to separate the regional transportation corridor
 17 from the coastal access corridor, but still have a coastal
 18 access corridor along the coastline that could possibly
 19 incorporate vehicular access along the way. And there's a
 20 lot of people that desire that second alternative, where you
 21 keep some form of vehicular access along the coastline, but
 22 pull the regional travel up mauka.

23 Just a commentary. This is a general plan. And
 24 it's a policy document that's supposed to set forth broad
 25 direction and moving forward. And a lot of issues that you

1 But a disaster is only a matter of time for us if
 2 Maui Land and Pine's profit-driven plan to develop Pulelehua
 3 is approved. I can only imagine why the State Land Use
 4 Commission quietly gave into whatever pressures they had
 5 from the developer. What I can't understand is why the
 6 Planning Department has also endorsed this plan recommending
 7 converting the prime ag land around our West Maui Airport
 8 into an urban city. The Planning Commission and Maui County
 9 Council are our last hope.

10 Today's corporations and the Dow Jones regard
 11 people as nothing but numbers to be manipulated. Decisions
 12 are based on the bottom line. And sadly, all the corporate
 13 officers and shareholders want to see is profit. So
 14 developing this prime ag land was an obvious choice for the
 15 CEO. But our appointed and elected leaders must separate
 16 corporate profit from public interest. The practice of
 17 closing pineapple fields and selling off ag land as quickly
 18 as possible should not include building a city with no
 19 concern for public safety or its impact on our roads, water
 20 and sewer systems.

21 For decades, the land above S-turns, for instance,
 22 was designated as a park until the developer converted it
 23 into homes. Designated for park and open space, so much for
 24 corporate responsibility.

25 Why did the Maui Planning Department change

1 brought up really deserve hours of discussion and
 2 alternative analysis. And it's awfully hard to do that at
 3 this general plan level. So we support the general concept
 4 of trying to dedicate areas along the coastline for future
 5 coastal access or coastal recreational use, and we would
 6 hope that the plan allows the deliberations of different
 7 ways to achieve that to continue.

8 COMMISSIONER HIRANAGA: Thank you.

9 MR. FRAMPTON: Yeah.

10 CHAIR HEDANI: Thank you very much, Mr. Frampton.

11 Next person that we have to testify is Barry Brown
 12 for the project called Pulelehua, slash, West Maui Airport.
 13 Mr. Brown.

14 MR. BROWN: Good morning and thank you. Good
 15 morning. My name is Barry Brown. Thanks for allowing me to
 16 testify today.

17 CHAIR HEDANI: Barry, if you could use the
 18 microphone, please.

19 MR. BROWN: Closer. First, I'd like to thank the
 20 appointed members of the GPAC Committee, the Planning
 21 Commission and the Planning Department Staff for all its
 22 hard work in keeping Maui no ka oi. The aina and the aloha
 23 we hold in our hearts is our main assets. Are our main
 24 assets. And you've spent countless hours to keep Maui the
 25 way it is, beautiful.

1 Pulelehua's zoning from ag to urban on a proposed community
 2 plan, but mysteriously leave Kaanapali 2020's supporting
 3 affordable housing plan to gather dust? Planning for
 4 Kaanapali 2020 began 20 years ago with community members
 5 agreeing to take on the community-based planning process.
 6 It had received awards. It offers a number of public
 7 facilities benefiting the community, including a school,
 8 cultural center, community gardens and park facilities.

9 It's close to the civic center and next to the
 10 hotels, right next to the hotels, not infill between the
 11 hotels. And all the employment needs of the hotels are
 12 right there within walking distance from Kaanapali 2020. If
 13 Pulelehua was moved closer to Kapalua, it would also be
 14 within walking distance of Kapalua, not below an airport.

15 By the way, Kaanapali has two accesses off the new
 16 bypass. Pulelehua only has one, two-lane road, which is
 17 already starting to see the impact of development. Plus,
 18 2020 is not by an airport.

19 Council Members shouldn't buy into the green and
 20 affordable image camouflage. Corporate greed is fine until
 21 it comes at the expense of our communities. And for safety
 22 stake, our community's future, the Planning Commission and
 23 the Council need to stop Pulelehua. Imagine 20 years from
 24 now driving past all the developments between Lahaina and
 25 Kahana, and then noticing the refreshing open space beneath

1 our airport. Aside from the fact that it gives us a certain
2 cushion safetywise, it will soon be the only open space
3 between those areas.

4 Our community has begun serious and wonderful
5 efforts to save Honolua Bay and the land beyond from endless
6 development. Let's also be smart about giving Pulelehua the
7 same scrutiny. Start by hiring an airport planning
8 consultant not influenced by the developer. Let them tell
9 us it's safe to build a subdivision and schools around an
10 airport. One airport planning consultant is all I ask, and
11 then I'll shut up.

12 Then let's have affordable housing moved closer to
13 Kapalua instead of -- well, next to an airport. It's
14 obvious, never build a subdivision, a school, et cetera next
15 to an airport. Thank you.

16 CHAIR HEDANI: Thank you very much, Mr. Brown.

17 Next person that we have to testify for -- the
18 stakeholder is Maui Unite. And the project is DG
19 Recommendation. And the speaker is Elle Cochran.

20 COMMISSIONER HIRANAGA: Chair.

21 CHAIR HEDANI: Sorry. Commissioner Hiranaga.

22 COMMISSIONER HIRANAGA: What is the definition of
23 stakeholder?

24 DIRECTOR HUNT: As I understand it, the Staff
25 opened it up to organizations who felt that they wanted to

1 good thing, where developers aren't looking into them, but
2 I'd like to see that they are protected.

3 Then jumping over from Napili to Lahaina, there are
4 5,000 proposed new units, which are a pretty staggering
5 amount of units. And I'm sorry, I don't have PowerPoint
6 presentations and maps and all of that. But I believe you
7 have the actual maps to see this.

8 The Planning Department's recommendation to limit
9 growth both in Launiupoko and Olowalu, we definitely do
10 support that. We feel that sprawling south with several
11 thousand additional units are not needed at this time. If
12 these projects are included as large scale entitlement
13 areas, then West Maui will have the largest number of new
14 proposed units at a whopping 7,000 new developments.

15 We can support the infill projects; Waiee
16 Community and Kaanapali 2020. The changes I heard this
17 morning are good. You know, Kapalua and Ukumehame will look
18 like one huge town. I think Ward or somebody had mentioned,
19 you know, all the central portions becoming one. Maybe I'm
20 jumping ahead. But I kind of created this new name for west
21 Maui. It's going to be Kanakahoakakalaolu (phonetic).
22 That's going to be all of West Maui, from Kapalua to
23 Ukumehame. We can just name it one big fat name like that.

24 Getting a little philosophical here. Dwelling on
25 the maps, what came to mind is that the local residents are

1 provide input into the Maui Island Plan.

2 COMMISSIONER HIRANAGA: So people who are proposing
3 developments and also people who are opposing certain
4 developments are all stakeholders?

5 DIRECTOR HUNT: Apparently, yes.

6 COMMISSIONER HIRANAGA: Okay. Thank you. And
7 one -- just one comment. You know, a picture is worth a
8 thousand words. I know it's expensive to put up overhead
9 slides. But when you're talking about something I can't
10 see, I don't know how effective that is.

11 CHAIR HEDANI: Okay. Our next speaker is Elle
12 Cochran. Elle.

13 MS. COCHRAN: Aloha. Thank you. My testimony is
14 in hard copy. It should be in the back of your folks
15 packets there.

16 And briefly, Maui Unite supports the GPAC and
17 Planning Department staff's designating of the preserve area
18 in Lipoa Point and Honolua Valley. We wanted to include the
19 broader watershed area in expanding sensitive lands well
20 past Honolua, all the way to Kahakuloa. So we do -- removal
21 of sensitive lands in the Kapalua Mauka area, definitely not
22 in support of that. And just curious why the maps between
23 W1 and C1 are nonexistent? These are lands mauka of -- or
24 north of Honolua, all the way to Kahakuloa. I believe these
25 lands definitely need to be looked into. That could be a

1 struggling to find a simple spot of land in the grander
2 scheme of things where they can call home, a place to raise
3 their ohana where they can live out their days as kapuna.
4 Yet ancestral lands are being fought for in our courts.
5 Lands to build affordable homes on are deemed inappropriate
6 due to iwi.

7 Lands that once flourished with bountiful
8 self-sustainable food lay foul or dried up lo'i terraces.
9 Our island's nickname, the Valley Isle, was carved out of
10 massive amounts of powerful stream flow which today just
11 trickles or is nonexistent. So promises of private water
12 sources and sewage plants are very questionable. Let's not
13 forget happened to Molokai Ranch.

14 I want to say some words from GPAC's Urban Growth
15 Area Goals and Policies Item J, "The city shall require
16 developers of privately owned infrastructure systems to
17 provide financial insurance for the operation and
18 maintenance of these systems." Waiale. That's one to keep
19 an eye on. And the injustice of all of this is that outside
20 of the UGB are gated communities, fake farms, agricultural
21 lots, and golf courses.

22 How did these get there and not be affordable that
23 local residences are literally crying for? Because jobs are
24 jobs. It matters what we build and where we build it.
25 We're at a point where all the appropriate lands have been

1 taken up by the offshore investors. How many affordable are
2 being foreclosed on as I speak? Too many. Have all new
3 proposals be affordable, period. If the developer can't do
4 it, then find someone who can and is willing.

5 Item K from Urban Growth Area and Goal and Policies
6 reads, "The County may automatically rezone lands within
7 UGB's to implement community plan policies and map
8 designations to facilitate the production of affordable
9 housing."

10 I wanted to add that it would be nice to have
11 periodic article updates on this process. Director Hunt did
12 do one just after the GPAC on how a person can get involved.
13 I've been talking about it around in the community. And
14 most people are not able to keep up with what's going on
15 here and they don't feel comfortable to testify. You know,
16 they care, but they just don't know how everything is
17 working. As much as I follow it, I get all confused. I
18 mean, look at the stakeholders in this room. It's pretty
19 staggering to keep up with.

20 In closing, I just feel like this is like figuring
21 out the universe and it seems like a bunch of black holes.
22 And I want to find where the light is at the end of this
23 tunnel for a brighter future. And I hope today's
24 five-minute long solar eclipse is not an indication of where
25 we're headed.

1 this island, but is also supportive of this preservation of
2 the natural and cultural assets, which you all value. I
3 have enjoyed a lifetime of service of preservation for the
4 Hawaiian culture to participation with numerous native
5 Hawaiian organizations, cultural groups and governmental
6 offices.

7 Just within the past two weeks, I've personally
8 pulled out more than 500 pounds of invasive limu with a
9 group of volunteers from the UH and Mana Moanaloa in Hawaii
10 Kai. I have met with Dr. Isabelle Abbott, their team
11 19-year-old head of the botany department of UH to assist me
12 in protecting the reef in Olowalu.

13 I've toured Moku O Loe, which is known as Coconut
14 Island, to see the research efforts going on there of reef
15 protection and plant and species propagation. And that is
16 just within the last two weeks. I am a lifetime resident of
17 Olowalu and a current member of the Maui/Lanai Island Burial
18 Council, representing the west side of Maui. I would like
19 to share with you my views regarding the future of Olowalu.

20 Because of my underlying sense of respect and
21 appreciation for the inherent wisdom of our ancient
22 ancestors, I believe that the geographic location of Olowalu
23 is ideally suited to support the reestablishment of a
24 community which is built around the natural assets of the
25 land, ocean and stream. The cultural identity and integrity

1 And if I got more time. GPAC's guiding land
2 principles, please keep all this in mind. And they've got
3 some really good words to live by and make decisions by.
4 Mahalo for your time.

5 CHAIR HEDANI: Thank you very much, Elle.
6 I have one request that was apparently submitted by
7 the land owner/stakeholder Olowalu Town Action Committee,
8 which should fall in the West Maui planning region and did
9 actually respond prior to the July 2nd deadline for e-mail
10 response for a Mr. Eddie Ka'ahui.

11 And although it's not listed on our list as Item
12 12, if there's no objection from the Commission at this
13 point and if Mr. Ka'ahui is present, I'd like to invite him
14 to speak at this time. Mr. Ka'ahui.

15 The stakeholder is Olowalu Town Action Committee.
16 The project recommendation is Olowalu Ahupua'a. And the
17 Community Plan Region is the West Maui Community Plan. And
18 the speaker is Eddie Ka'ahui.

19 MR. KA'AHUI: Thank you Mr. Chairman,
20 Commissioners. Thank you for giving me this opportunity. I
21 feel that the future direction and the growth of Maui is in
22 good hands, the skill and judgment you bring to this most
23 significant project.

24 I share your concerns regarding the future of Maui
25 along the path, which is not only good for the people of

1 of Olowalu's sense of place have nearly been lost. I would
2 very much like to see the restoration of a town which, from
3 historic times, has always been an appropriate location for
4 a community.

5 For many reasons, including a unique sense of
6 place, abundance of resources, natural beauty, Olowalu
7 ahupua'a has always been a logical location where people
8 have chosen to live. I wish to express to each of you my
9 strong support for the plan for the restoration of an
10 Olowalu Town as specifically depicted in the drawings and
11 descriptions of Bill Frampton and Dave Ward.

12 Four years ago, I attended every meeting during
13 their community based planning workshop. With the input of
14 hundreds of people that was incorporated into the designing
15 of this town plan, which in my opinion is shaped and
16 structured in much of the same traditional fashion as the
17 ahupua'a structure of my grandparent's days.

18 Many generations of my family come from this
19 Olowalu area, as well as Ukumehame and Lahaina. Even today,
20 many of the parcels of what remains the town of Olowalu are
21 still owned by close members of my family. I stand firmly
22 behind my endorsement of this Olowalu Town as I wish to
23 offer to my children a return to traditional principles of
24 Hawaiian cultural in so much as can be interpreted and
25 integrated into the structure of today's society.

1 To my knowledge, this would be one of the only town
 2 developments which integrates the principles of the ahupua'a
 3 system into design guidelines of the master plan. From the
 4 mountain to the ocean, the design of the complete town
 5 ensures that the daily needs of the residents are being met
 6 within walking distance of their homes. From a marketplace,
 7 schools, post office, sales, community centers, parks or
 8 beaches, all of our daily needs will be within the
 9 five-minute of walk of our home.

10 After reviewing the Planning Department's Draft
 11 Maui Island Plan, including the map of the Urban Growth
 12 Boundaries for future development, I see no mention of
 13 Olowalu. I am respectfully requesting the plans for Olowalu
 14 Town, which earlier this year were approved by the GPAC, be
 15 integrated and included in the Planning Commission's final
 16 recommendations for the General Plan of Maui.

17 With the approval and support of the Olowalu Town
 18 in its entirety, this body will have a unique opportunity to
 19 see the birth of a well-planned and designed community. The
 20 issues and concerns of the Olowalu citizens regarding the
 21 protection and preservation of the watershed areas
 22 historical, archeological and burial sites are being
 23 addressed. The stream flow, management, settlement and
 24 protection of our reef are also being addressed.

25 I encourage the participation of our scientific

1 community to be involved in the formation and building of
 2 our community. I also encourage the building and service
 3 industries, as well as the hotel industry, to support the
 4 establishment of Olowalu Town.

5 I will be very grateful for the opportunity to meet
 6 with each of you to further discuss the issues of great
 7 significance or answer any questions you may have regarding
 8 my history or views of this region. Mahalo and thank you.

9 CHAIR HEDANI: Thank you very much, Mr. Ka'ahui.
 10 Questions from the Commission? Thank you very
 11 much.

12 It's been an hour and a half since we've begun.
 13 We'd like to take a ten-minute recess at this time to give
 14 our stenographer a break. Thank you. So we'll reconvene in
 15 ten minutes.

16 (At which time, a recess was taken.)

17 CHAIR HEDANI: The Planning Commission will come to
 18 order. The next stakeholder to do a presentation is the
 19 Dowling Company. The project is Makena Parcels. And the
 20 speaker is Leilani Pulmano.

21 Oh, that looks like Don Fujimoto. Don.

22 MR. FUJIMOTO: Chairman, members of the Commission,
 23 my name is Don Fujimoto representing Dowling Company and the
 24 Makena Parcels. Thank you very much for the opportunity to
 25 present our project to you. I'd like to present Leilani

1 Pulmano from Munekiyo & Hiraga. She'll be doing the
 2 presentation on the project and will be available for
 3 questioning later. Thank you.

4 MS. PULMANO: Aloha. Again, my name is Leilani
 5 Pulmano. I'm with Munekiyo & Hiraga. And we're assisting
 6 Makena Resort with this presentation today. Included in
 7 your packet is a written testimony with further details of
 8 my presentation.

9 So today we're requesting for consideration to
 10 revise the Urban Growth Boundary and establish a Urban
 11 Growth Boundary for Makena Resort. Specifically, we'd like
 12 first, the Urban Growth Boundaries to reflect existing uses
 13 and the current urban entitlements. Second, an expansion of
 14 the Urban Growth Boundary as represented on July 7th, to
 15 include the existing wastewater reclamation facility and a
 16 proposed solar farm. Third, for a Rural Growth Boundary
 17 mauka of the Makena Resort.

18 Just to orient you to this map. This is Makena
 19 Resort, and this is Wailea. And here's Honua'ula. The red
 20 line shows -- the red highlights shows the proposed Urban
 21 Growth Boundary by the Planning Department. The purple line
 22 shows the boundary for the proposed Urban Growth Boundary by
 23 Makena Resort. And this blue shows the Rural Growth
 24 Boundary, the proposed Rural Growth Boundary.

25 So as a follow-up to Makena Resort's written and

1 oral testimony on July 7th, we'd like to emphasize and
 2 request that the Urban Growth Boundary include the existing
 3 Urban Land Use designations. And as an example, when
 4 looking at this map, a portion the Makena Golf Course is
 5 outside of the Urban Growth Boundary, while the golf courses
 6 in Wailea are inside the Urban Growth Boundary. And the
 7 entire proposed Honua'ula project, including its golf
 8 course, is inside in the Urban Growth Boundary.

9 This exhibit highlights the Urban Land Use
 10 entitlements that are currently outside the Planning
 11 Department's recommended Urban Growth Boundary. Again, just
 12 to orient. This red line -- you can barely see it, sorry,
 13 the colors. This is the proposed Urban Growth Boundary by
 14 the Planning Department. And again, the purple is the
 15 proposed Urban Growth Boundary by Makena Resort.

16 But details are included as part of your written
 17 testimony. And I just want to give you one example. Parcel
 18 S6, which is here -- oh, you can't see it because of the
 19 light. This is Parcel S6, which already has R-3 zoning and
 20 single-family community plan designation, but it's outside
 21 of the Urban Growth Boundary. Again, there are further
 22 details inside of your written testimony.

23 And then upon further research from our July 7th
 24 testimony, we'd also like to request an expansion of the
 25 Urban Growth Boundary to include an existing Makena

1 wastewater reclamation facility and a future five megawatt
 2 solar farm. And this area is highlighted in this area here.
 3 The wastewater treatment facility is in existing
 4 use. And 100 percent of the Makena Resort's wastewater is
 5 treated to provide golf course irrigation. Because of this,
 6 no potable water is used to irrigate the golf course.
 7 Equally as important, no wastewater effluent is deposited of
 8 in the injection wells. The wastewater reclamation facility
 9 operates under a Special Use Permit that requires reapproval
 10 every five years.

11 We'd like to establish the appropriate land use
 12 entitlements for this facility and require this area to be
 13 included in the Urban Growth Boundary. Makena Resort is
 14 planning a future five megawatt solar farm which is designed
 15 to meet energy needs of Makena Resort. This large-scale
 16 renewable energy project will benefit Maui County by
 17 reducing its demand on imported oil. And the project will
 18 promote the Hawaii Clean Energy initiative and Hawaii 2030
 19 goals towards energy and independence. We would
 20 respectfully request that this energy be included in the
 21 Urban Growth Boundary.

22 Makena Resort is proposing a rural community
 23 directly mauka of the existing master plan. Let me just
 24 highlight what that is. The development of this rural
 25 community at this location would allow for a reasonable

1 I think there were some initial discussions, but I'm not
 2 really sure where they are right now.

3 CHAIR HEDANI: Additional questions?
 4 Thank you very much.

5 MR. FUJIMOTO: Thank you.

6 MS. PULMANO: Thank you.

7 CHAIR HEDANI: Next stakeholder that we have as
 8 Haleakala Ranch. And the project is North Kihei Master
 9 Plan. And the speaker is Karlyn Fukuda.

10 MS. FUKUDA: Chair, before I begin, I would
 11 actually like to note this is a joint presentation between
 12 Kaonoulu and Haleakala Ranch. I believe Haleakala -- I'm
 13 sorry. Kaonoulu Ranch would be the next presentation. If
 14 it's okay, I'd like to just -- if I hit the five minutes,
 15 continue on and just complete.

16 CHAIR HEDANI: It would cover Items 2 and 3?

17 MS. FUKUDA: Correct.

18 CHAIR HEDANI: Thank you. Proceed.

19 MS. FUKUDA: So good morning Chair and members of
 20 the Planning Commission. My name is Karlyn Fukuda with
 21 Munekiyo & Hiraga, Inc. I'm here today to present the North
 22 Kihei Master Plan Project proposed by Haleakala Ranch and
 23 Kaonoulu Ranch. Both Haleakala Ranch and Kaonoulu Ranch are
 24 long-time Maui companies with roots here in Maui spanning
 25 several generations.

1 transition between higher density residential and larger
 2 agricultural properties.

3 CHAIR HEDANI: Leilani, that's five minutes.

4 MS. PULMANO: That was?

5 CHAIR HEDANI: You can finish up within the next 30
 6 seconds.

7 MS. PULMANO: Okay. I certainly will. Thank you.

8 The potential for viable agricultural use of this
 9 land is limited by the slope of the terrain and the overall
 10 productivity of the soils in this area. So we respectfully
 11 request that this area be designated as a Rural Growth Area.

12 Thank you for allowing me to present, and I really
 13 appreciate your consideration to our request.

14 CHAIR HEDANI: Questions from the Commission?
 15 Commissioner Starr.

16 COMMISSIONER STARR: Yeah, has any consideration
 17 been given to doing a transfer of development rights from
 18 the really sensitive areas close to the shoreline at the
 19 southern end to more mauka parcels that may not be quite as
 20 sensitive or as close to the Ahii Reserve?

21 MS. PULMANO: I'm going to refer this to Don.

22 MR. FUJIMOTO: Don Fujimoto from Dowling --

23 CHAIR HEDANI: Don, can you use the microphone.

24 MR. FUJIMOTO: Don Fujimoto from Dowling Company.
 25 Commissioner Starr, I believe -- and I wasn't party to it.

1 As you may know, the Focus Maui Nui outreach
 2 efforts were the precursor to the general plan process. One
 3 of the conclusions of the community feedback was that North
 4 Kihei was seen as an area for future growth in South Maui.
 5 As a result, the ranches agreed to a collaborative community
 6 planning process for their lands in North Kihei. I would
 7 like to note that the lands in North Kihei are currently
 8 designated for residential and public uses in the
 9 Kihei-Makena Community Plan. The Department of Education
 10 has selected a site in north Kihei for their planned Kihei
 11 High School. And this plan would be a long-term vision for
 12 the ranches.

13 This slide illustrates the land holdings for each
 14 of the ranches. It is important to note that only a portion
 15 of the ranch lands are being proposed for the North Kihei
 16 Master Plan Project and both ranches currently run ranching
 17 operations and intend to continue them in the future.

18 I would like to continue with a brief overview of
 19 the Draft Urban Growth Boundary Maps that were prepared for
 20 the North Kihei area. This slide is a rendering of the
 21 Planning Department's original Draft Urban Growth Boundary
 22 Map that was included in the Draft Maui Island Plan
 23 presented to the GPAC in March 2008. Approximate unit
 24 counts for North Kihei were 3,000 units. This is the draft
 25 of the Urban Growth Boundary Map for North Kihei proposed by

1 the GPAC. Approximate unit count was 1,000 units, with
2 lands designated for park areas. And that's signified by
3 these green areas here.

4 Following the completion of the GPAC review of the
5 Maui Island Plan, the Planning Department prepared a Revised
6 Draft Urban Growth Boundary Map. As previously noted, a
7 portion of the planned high school site was inadvertently
8 left out of this draft map. The approximate unit count was
9 1700 units.

10 After reviewing the GPAC and the Planning
11 Department's Revised Draft Urban Growth Boundary Maps, the
12 ranches proposed a revised draft map, which would provide
13 for 1700 residential units of various types, including
14 multi-family, single-family and mixed uses, as well as
15 public facilities, parks and open space. Three villages
16 were proposed. We have Ohukai, Kaonoulu and Waiohuli
17 Village. The proposed mauka highway was the proposed Urban
18 Growth Boundary line for this version of the map.

19 Following the Planning Commission's regional
20 meeting in South Maui on July 7th and in consultation with
21 the Planning Department, the ranches further revised their
22 proposed plan. This is the current plan that we are
23 proposing. And this plan proposes reducing the Urban Growth
24 Boundary from our original boundary, which was the Mauka
25 Bypass Highway, further down to the blue dotted line that

1 Technology Park is currently designated within the
2 Kihei-Makena Community Plan.

3 I'd like to just offer as a comparison -- and I
4 know that the Commissioners have handouts. The red dotted
5 line, just for a comparison, which is followed along here,
6 that is what we had originally proposed for the Urban Growth
7 Boundary. But again, our current proposal is for the blue
8 dotted line.

9 In summary, we are asking for the Planning
10 Commission to include the proposed North Kihei Master Plan
11 Project in the Urban Growth Boundary for South Maui.
12 Included in the benefits for the North Kihei Master Plan
13 Project are the area is surrounded by existing development
14 on three sides; it will provide for a community which will
15 have numerous benefits, including connectivity between the
16 new high school, the Maui Research and Technology Park and
17 other community facilities; and also, provides for efficient
18 land use and urban densities which meet the criteria in the
19 Draft Maui Island Plan.

20 Another key feature in the proposed North Kihei
21 Master Plan Project is the potential for concurrent
22 infrastructure development as opposed to parcel-by-parcel
23 planning. The Mauka Bypass Highway will be an important
24 feature to provide better vehicle circulation in South Maui.
25 Preliminarily, hydrologic water assessments indicate that

1 you see here. And that would -- again, in consultation with
2 the Maui Research and Technology Park, it lines up with --
3 basically, it lines up with this new North-South Collector
4 Road that would connect Ohukai Village, Kaonoulu Village to
5 the Maui Research and Technology Park.

6 We would like to emphasize that the plan could
7 accommodate between 1700 an 1800 units, depending on the
8 densities that are used for the units in a much more compact
9 area. The plan also provides for a community to surround
10 the proposed Kihei High School.

11 Waiohuli Village has been removed. And this is
12 this area here. However, we note that the ranches would
13 seek inclusion of lands between -- the lands here. Between
14 the proposed bypass highway and our proposed Urban Growth
15 Boundary line in future updates to the Maui Island Plan and
16 the Kihei-Makena Community Plan. This would allow for
17 regional infrastructure to be planned accordingly.

18 I would like to point out here at the Ohukai
19 Village, there is a slight portion that is above this
20 North-South Collector Road. And this is because this area
21 here is currently designated in the Kihei-Makena Community
22 Plan for single-family uses. There is also one here at the
23 Research and Technology Park which goes above -- again, this
24 new North-South Collector Road. And that is again because
25 this triangular area here for the Maui Research and

1 groundwater resources can be developed in this area.

2 I would like to conclude by noting that the
3 proposed North Kihei Master Plan is consistent with many of
4 the goals, objectives and policies and actions included in
5 the Draft Maui Island Plan that the Commission is currently
6 reviewing. I would ask that the Commission review the
7 packets presented to you in May, which include a more
8 detailed analysis of the project's consistency with not only
9 the Draft Maui Island Plan, but also the Draft Countywide
10 Policy Plan and the current Kihei-Makena Community Plan.

11 Although conceptual, we feel that this reduced
12 Urban Growth Boundary and concept plan can achieve the
13 vision expressed by the community in Focus Maui Nui and
14 provide for a well-planned primary residential community to
15 meet a portion of the area's growth needs. This can truly
16 be a compact and walkable live, work, learn and play
17 community.

18 Again, we ask for your support of the revised Urban
19 Growth Boundary in the North Kihei area to provide for
20 master planning of the Ohukai and Kaonoulu Villages. Thank
21 you for your time.

22 CHAIR HEDANI: Thank you very much, Karlyn.
23 Questions from the Commissioners?

24 Thank you very much -- I'm sorry, Karlyn. Question
25 from Commissioner Mardfin.

1 COMMISSIONER MARDFIN: I have a couple quick ones,
2 I think. You mentioned early on both ranches are going to
3 continue ranching operations?

4 MS. FUKUDA: That's correct.

5 COMMISSIONER MARDFIN: At the same level?

6 MS. FUKUDA: I'm not sure if it will be -- when you
7 say the same level, you mean the same number of steer?

8 COMMISSIONER MARDFIN: Let me ask it a different
9 way. What percent of the land of the ranches would be taken
10 out of cattle raising?

11 UNIDENTIFIED SPEAKER: Whatever that acreage is.

12 MS. FUKUDA: Yeah, it would be approximately -- I
13 can find out that information from you. I don't have that
14 right now, what the total land holding acreage is for the
15 ranches. But we can get that information for you.

16 CHAIR HEDANI: Thank you very much, Karlyn.

17 MS. FUKUDA: Thank you.

18 CHAIR HEDANI: Next person to testify for Pacific
19 Rim Land for the Kihei Heavy Industrial Site is Mr. Mich
20 Hirano.

21 MR. HIRANO: Good morning, Chair Hedani and
22 Commissioners. My name is Mich Hirano with Munekiyo &
23 Hiraga. And we're representing Pacific Rim Land this
24 morning to request the Maui Planning Commission to maintain
25 the Kihei Rock Crushing site within the proposed Urban

1 there are two parcels, as I mentioned before. One of an
2 eight-acre size and the other, 6.5 acres, totaling 14.5
3 acres. And the land owner is Pacific Rim Land, Inc.

4 The request is -- first of all, Goodfellow Brothers
5 has been operating the Kihei Rock Crushing site for our 30
6 years. And it has been operating this facility under a
7 State Special Use Permit. However, given the location,
8 context of the operations and the future development
9 proposed for the Kihei-Makena Community Plan region, Pacific
10 Rim Land seeks your consideration in maintaining this site
11 within the Urban Growth Boundary on the Maui Island Map.

12 This is the proposed Urban Growth Boundary for
13 South Kihei. And this area that jets out mauka of Piilani
14 Highway is the -- incorporates the existing Kihei Rock
15 Crushing site. And as I mentioned, it's adjacent to the
16 Kihei Wastewater Reclamation Facility. The surrounding
17 lands include agricultural lands and, as you can see, it's
18 in the agricultural zone. And this other area to the mauka
19 side of the Kihei Rock Crushing site is land that is under
20 cultivation by Monsanto and the seed corn cultivation.

21 Existing proposed land uses in the area, there is
22 the Kihei Wastewater Reclamation Facility, the existing use
23 by the County of Maui. And the proposed expansion of the
24 Urban Growth Boundary to incorporate both the Kihei Rock
25 Crushing site and the Kihei Wastewater Reclamation Facility

1 Growth Boundaries for South Kihei.

2 Just for orientation, I'd just like to point out
3 the Kihei Rock Crushing site. This is Piilani Highway.
4 This is where the Kihei Wastewater Reclamation Facility is
5 located. This is old Welakahao Road. So the Kihei Rock
6 Crushing site is mauka of Piilani Highway and just to the
7 south of the Kihei Wastewater Reclamation Facility.

8 The subject property is made up of two TMKs that
9 totals approximately 14.5 acres. It's access off of old
10 Welakahao off the highway to the Kihei Wastewater
11 Reclamation Facility, and there is a driveway southward
12 accessing the site. The site is under preliminary
13 subdivision processing. And there is an existing Kihei Rock
14 Crushing site operating at that location, and it has been
15 there for 30 years.

16 It was originally established during the
17 construction of the Kihei Wastewater Reclamation Facility
18 and as well has been used with the development of Piilani
19 Highway and had continued and is in continuous operation to
20 support the construction industry and development industry
21 in South Maui. The Kihei Rock Crushing site takes aggregate
22 material, crushes it, and uses it for foundation material
23 for road building and residential and commercial
24 construction.

25 In terms of land owner information and details,

1 would maintain the contiguous Urban Growth Boundary within
2 that area.

3 Environment conditions are very favorable for
4 development. There is an existing use on the site. There
5 is no flora or fauna of special significances in the area,
6 no rare or threatened species. The slopes are very
7 developable, between zero to five percent. It's out of the
8 flood zone. And again, no archeological resources on the
9 site.

10 In terms of infrastructure requirements, the
11 facilities will be serviced by a private water system that
12 will be mauka of Piilani Highway. The wastewater is
13 connected to the County of Maui wastewater system. The fire
14 protection is provided by the R-1 Water from the wastewater
15 Reclamation Facility. There is existing drainage
16 improvements on the site. And the roadway, the site is
17 accessed by the driveway off of old Welakahao on the mauka
18 side of Piilani Highway. And there is a proposal to extend
19 the southern boundary by developing a roadway to connect to
20 Kanani Drive, which is a controlled intersection on Piilani
21 Highway.

22 CHAIR HEDANI: Five minutes, Mich.

23 MR. HIRANO: So thank you very much, Commissioners.
24 As I mentioned, we are requesting that the facility be
25 within the Urban Growth Boundaries and be maintained. Thank

1 you.

2 CHAIR HEDANI: Question from Commissioner Hiranaga.

3 COMMISSIONER HIRANAGA: Just a quick one. Is the
4 GPAC in concurrence with the Planning Department's --

5 MR. HIRANO: Yes, they were both included in the
6 Urban Growth Boundary for the GPAC Map, as well as the
7 Planning.

8 CHAIR HEDANI: Director Hunt.

9 DIRECTOR HUNT: My question has been answered.

10 CHAIR HEDANI: Commissioner Starr.

11 COMMISSIONER STARR: Yeah. You say there's an
12 application for a subdivision. Does that mean that if it
13 gets included, that it will stop crushing rock and subdivide
14 for housing?

15 MR. HIRANO: No, the application, Commissioner
16 Starr, was to subdivide that property out of a larger
17 property to consolidate it for the rock crushing site. It's
18 not a subdivision as a residential subdivision, but more or
19 less to carve that piece out of an existing large parcel.

20 COMMISSIONER STARR: So right now, it's still owned
21 by Haleakala Ranch?

22 MR. HIRANO: It's owned by -- under a long-term
23 agreement. There is an agreement to convey and purchase
24 that from Haleakala to Goodfellows -- or Pacific Rim Land.

25 CHAIR HEDANI: Thank you very much.

1 earning 81 percent to 140 percent of the median family
2 income. The balance, 40 percent, or 440 units, would be
3 made available to families earning between 140 to 160
4 percent of the median family income. So essentially, in
5 accordance with the County's Workforce Housing Policy, it
6 would be a 100-percent affordable housing project.

7 At this point, I'd like to ask Mr. Spencer to add a
8 few words. He does want to speak to his project.

9 MR. SPENCER: Thank you, Mike. I'm Jessie Spencer.
10 I know a lot of you recognize me from testifying at other
11 meetings. And so all I can say is this is a little bit of a
12 dream project for me. We have so many people that stop us
13 on the street. No matter where we stop to shop, people ask
14 where can we sign up, where can we get one of your homes.

15 And so this project has a near perfect topography.
16 And the location, even though the GPAC committee doesn't
17 want anything in there, it's one of the most ideal
18 properties that I've had to acquire.

19 We own the property outright. We have wells to
20 satisfy. And I've concentrated on answering all of the
21 negative questions that have been brought up, such as
22 infrastructure, drainage, the wastewater, a community
23 center, ball field, open space. And so I've tried to
24 include everything that the people say that they want in a
25 project.

1 Next stakeholder is Spencer Homes. The project is
2 Ohana Kai Village. Add the speaker is Mr. Mike Munekiyo.

3 MR. MUNEKIYO: Good morning, Mr. Chairman, members
4 of the Commission. My name is Mike Munekiyo. I'm here this
5 morning on behalf of Mr. Jessie Spencer and his company,
6 MVI, LLC. Mr. Spencer is proposing the Ohana Kai Village
7 affordable housing project. I think you do have the
8 information in front of you. Let me just go straight to the
9 master plan.

10 This is a 257-acre parcel which is currently
11 designated Project District 12 in the Kihei-Makena Community
12 Plan Use Map. What Mr. Spencer proposes is approximately
13 196.8 acres dedicated to affordable housing, single-family
14 development, which would yield approximately 1100
15 single-family dwelling units.

16 The property would also include an approximately
17 16-acre parcel for public/quasi-public use. The entry point
18 would include approximately 7 acres for a commercial center,
19 as well as an approximately 6.8-acre site set aside for a
20 wastewater treatment facility. Along the Honoapiilani
21 Highway here is the drainage retention basin, linear
22 retention basin which also serves as an open-space buffer.

23 Importantly, before I turn the mic over to
24 Mr. Spencer, he proposes approximately 60 percent, or 660
25 units, to be serviced or made available for sale to families

1 Even the people testifying against the project are
2 from Maalaea, they live in the high-rises, and they're here
3 on a part-time or temporary. So they have been the largest
4 group of testifiers against the project, even though it will
5 be a great benefit to them because there will be a
6 supermarket, a pharmacy, a barber shop, a service station,
7 convenience market. As far as groceries, the closest
8 grocery store is seven miles away.

9 And so it just -- in attending the earlier meetings
10 with the GPAC when they were in committee meetings, in
11 testimony that I gave, several members of that committee
12 held up their hands and asked questions. And people from
13 the Planning Department (inaudible) says there's no
14 questions on these meetings. And so the GPAC committee, how
15 are they going to know when they're making decisions?

16 So I'm putting my home and my stake into elected
17 officials, which is the County Council. And I've met with a
18 majority of them, and I think that I have their -- what they
19 want. And we'll see. But at any rate, I think this is one
20 of the best projects that's on board. I've had to let 130
21 go now. Right now, there's over 50 percent of the
22 construction industry that is out of work.

23 CHAIR HEDANI: Time's up, Jessie.

24 MR. SPENCER: Okay. Let me finish this. And the
25 affordable homes, we had a display at the home show. And on

1 our computer for people signing up, we now have 900 new
2 people to add to the 3,000 people left over from the earlier
3 lotteries.

4 CHAIR HEDANI: Questions from the Commission?
5 Commissioner Shibuya.

6 COMMISSIONER SHIBUYA: Thank you, Mr. Spencer. I
7 just had a question here relating to why you want to make
8 the affordable houses here versus in Lahaina. Lahaina has
9 the greatest need for workforce individuals. Why not there?

10 MR. SPENCER: Well, all I can say is I can do it,
11 I've been doing it, so I want to continue doing it. I have
12 family and staff that can do it. I'm 78, soon to be 79. So
13 there's a good chance the project will last 7 years.

14 But it's the best project I think that you have out
15 there now. And I can't understand why the GPAC committee or
16 the Planning Department have taken the stand that they have
17 other than they want open space. They want cows rather than
18 affordable -- families or local families. I've been on the
19 island for 40 years, so I consider myself local. I feel
20 that I can do things that others cannot do.

21 CHAIR HEDANI: Commissioner Hiranaga.

22 COMMISSIONER HIRANAGA: My greatest concern about
23 developing this area is it's located above Maalaea Bay. And
24 my concern is the integrity of your design of your storm
25 water drainage basins and if you will also agree to design

1 Grant Chun. I'm pleased to be here this morning on behalf
2 of A&B Properties. Today I'll be coming before you on
3 several occasions during the day. And for all of the areas
4 that I'll be speaking about, what we've done is we've
5 overlaid upon this map showing the HC&S sugar plantation,
6 you know, the specific location of the area. At this time,
7 we'll be speaking with you about the North Kihei Residential
8 Parcel.

9 And so just some key points of reference. As I
10 said, this Kihei Residential Parcel is overlaid just for
11 contextual purposes and on our plantation field map, which
12 reflects the 35,000 acres of agricultural operations that we
13 conduct.

14 For points of reference, Maalaea Bay is here.
15 North Kihei Road and Kealia Pond are here. This is Piilani
16 Highway entering Kihei. And on this -- I'm sorry. This is
17 Piilani here. And as you enter Piilani on your left,
18 there's the Hale Piilani subdivision. And that's located
19 right here.

20 Okay. Just for orientation purposes, this parcel
21 is a very -- kind of a long, linear piece. It's about 100
22 acres. And it's a true urban infill, kind of setting where
23 it's surrounded on this side by the large single-family
24 subdivision, Hale Piilani. On the field side of the
25 property, if you will, it's bordered by a large gulch called

1 your system so it will retain predevelopment and post
2 development surface runoff so that the Maalaea Bay can
3 recover from what's happening due to urban development in
4 that area.

5 MR. SPENCER: I've taken special interest in this.
6 In that 100-foot corridor that goes a mile and
7 seventh-tenths, that's all designed as a linear retention
8 basins. So that -- it's almost like the river and dock
9 system up in Oregon and Washington. So as that water comes
10 in up above, the property slopes from Wailuku down to the
11 ocean center. It slopes from the mountains over to the
12 roads. So the elevation is perfect for the drainage. And
13 we will actually -- it will be much improved. Water will be
14 filtered as it goes down, rather than one large basin. So
15 it's a much improved drainage system than what is there now.

16 COMMISSIONER HIRANAGA: Thank you.

17 CHAIR HEDANI: Additional questions?

18 Thank you very much, Mr. Spencer.

19 MR. SPENCER: Thank you.

20 CHAIR HEDANI: Next speaker is A&B Properties. And
21 the speaker is Mr. Clyde Murashige. Mr. Grant Chun.

22 MR. CHUN: Good morning, everyone.

23 COMMISSIONER STARR: He's been working out.

24 CHAIR HEDANI: A lot.

25 MR. CHUN: Good morning, everyone. My name is

1 Waiakoa Gulch.

2 The area is included in the Directed Growth Maps of
3 both the General Plan Advisory Committee as well as of the
4 Department. It's already designated State Urban. And we
5 find it to be particularly well-suited for approximately 600
6 local housing units along the small neighborhood, commercial
7 component here along the entrance to the area.

8 As I said, this area is included in your
9 presentation today not really to ask for anything more, the
10 idea is to make sure that you folks have a working
11 familiarity with what the proposal is and what is already
12 reflected in the proposed maps that are before you from both
13 the Department as well as the General Plan Advisory
14 Committee. And, of course, assuming we're able to get
15 through this process, we will be back to request zoning and
16 community plan approval for the entitlement of this area.

17 DIRECTOR HUNT: Chairman's on his way.

18 COMMISSIONER HIRANAGA: Question. Just a comment.

19 I know that this project is downwind from 35,000 acres of
20 sugar cane. I just hope that the plantation will be a
21 kinder and gentler farmer because you will be creating. I
22 want to say, some conflict there.

23 I know you've been harvesting cane for over 100
24 years, but try to coordinate your activities and inform
25 future residents of your plans. Because the past 4th --

1 July 5th was a very bad situation out there in Paia and
2 Spreckelsville. Plowing on a Sunday, the day after 4th of
3 July, was not the greatest coordination of field efforts, I
4 think.

5 MR. CHUN: Thank you, Mr. Hiranaga.

6 CHAIR HEDANI: Any other questions from the
7 Commission?

8 Thank you very much, Mr. Chun and Mr. Murashige.

9 Next stakeholder is the Sierra Club. And their
10 project is called DG Recommendation. And their speaker is
11 Lucienne DeNaie.

12 MS. DENAIE: Thank you. Just waiting for a couple
13 of slides to come up. Hopefully, that will help as we look
14 at things.

15 Thank you. My name is Lucienne DeNaie. And I'm
16 already destroying government equipment. Lance Holter, who
17 is our chair, wished he could be here today, but he is
18 off-island. So I'm stepping in to make our presentation.

19 This is about the area in South Maui known as
20 Makena Resort and Makena in general. Just by way of
21 history, back 30 years, 1979, the Sierra Club went to court,
22 actually, when urbanization was proposed in this area.
23 Because the SMA process just was brand new, and it just
24 seemed like a lot of the important questions weren't being
25 answered. Now, unfortunately, we didn't get too far in

1 in South Maui. And so what you have is a heiau surrounded
2 by a village, and it still exists. So your decision today
3 is which Urban Growth Boundary you want to support as an
4 advisory body.

5 Now, as an advisory body, you can say we know what
6 the law says, but our advice is -- our community plan is
7 saying one thing and our lines are saying another; we'd like
8 to advise the Council that they should take a second look at
9 this and see if some sort of protected zone, which is
10 described in our South Maui Community Plan, has a desired
11 outcome for lands in the South Maui region to have
12 historically protected zones could be created in this area.

13 The Growth Boundary -- you want to flip to the next
14 map. I think there might be another map there.

15 The Growth Boundary for the GPAC ends just past
16 these holes in the golf course. It wouldn't affect any of
17 the other golf course holes. They're a perfectly legitimate
18 use in that area. But it could affect -- if there could be
19 a message sent, it would affect how the future of these 65
20 sites in here is disposed of.

21 Right now, about ten are proposed to be saved. And
22 the sad thing is that there were ten sites proposed by the
23 two surveys that were done in here to be saved. Of those, I
24 think two or three would be saved under the Planning
25 Commission scenario, under the Director's scenario. So we

1 court getting those questions answered, so we're back.

2 Anyway, your attention. I did hand out written
3 comments before. And, you know, Makena was envisioned as a
4 place in our community plan that had resort facilities, but
5 also retained its rural village characteristic, along with
6 significant open spaces and Hawaiian cultural landscapes.
7 Now, a park was established in Makena over the years through
8 efforts of Sierra Club, and then later State Park at Makena,
9 and then later Maui Tomorrow. So that is a significant open
10 space. But the mauka lands are very under-represented in
11 terms of open space preservation.

12 This is a heiau site -- you want to flip through a
13 couple of these pictures for me -- that is in the middle of
14 the golf course. It's quite a significant heiau. And it is
15 surrounded by at least 40 other documented sites that are
16 not documented as being destroyed. And there are another 25
17 sites mauka this, including large villages, Kau Hale.

18 This is an area that you see where the -- is our
19 pointer here? This is the area where the heiau is. This is
20 where the sites are. And these are some of the villages,
21 large villages, and two villages in here.

22 In essence, this was an area that had inland ponds,
23 both at the sea and in this general area where the water
24 features are now. So people lived here because there was
25 food, there was vegetation, it was the highest rainfall area

1 need to do better. At least another 20 sites were
2 recommended for avoidance. So you have like your archeology
3 experts saying 30 sites in here, you know, really would
4 constitute a good showing. And what you're going to get is
5 nine or ten. Is there a better way? I should hope so.

6 The amount of park acreage for the entire thousand
7 acres that has been already approved for some sort of
8 development in Makena. We have about eight acres of parks
9 that's promised for that. If you look at other projects, a
10 lot more is offered. We could boost this up by having a
11 larger cultural preserve area here.

12 I have copies of this map for the Commissioners,
13 because it helps clarify what has what kind of zoning and
14 entitlements. This takes a lot of research. There's no one
15 map that shows that. But I will pass that out because that
16 might be useful for you all as you are looking through your
17 options here.

18 I think no one could be ashamed of the fact that
19 they could help create a real legacy here. Thank you.

20 CHAIR HEDANI: Questions from the Commission?

21 Thank you very much, Lucienne.

22 COMMISSIONER MARDFIN: Yes.

23 CHAIR HEDANI: Commissioner Mardfin.

24 COMMISSIONER MARDFIN: You may be familiar with
25 this volume?

1 MS. DENAIE: Yes, I am.
 2 COMMISSIONER MARDFIN: Ka'eo. Was this study area
 3 which shows valuable archeological sites and information
 4 involved in this area?

5 MS. DENAIE: Yes. This area was part of the Ka'eo
 6 Study Project. It includes the ahupua'a of Mo'oiki and
 7 Mo'oloa. And those are both in the Ka'eo Study Project.
 8 And that's where this heiau complex is.

9 CHAIR HEDANI: Commissioner Mardfin.

10 COMMISSIONER MARDFIN: Let me get the bottom-line
 11 thing. If we follow the GPAC recommendations, this area
 12 would not be endangered as much?

13 MS. DENAIE: Well, you're sending a message -- no.
 14 This area has complete entitlements in this. But you're
 15 sending a message could we, Council, work with the landowner
 16 to do a transfer of development rights, which is what GPAC
 17 suggested. They didn't say take this person's 50 acres
 18 away. There's 50 acres here that could be developed that
 19 would be lost. The rest is golf course that will just
 20 function as golf course.

21 Now, these are going to be large lot subdivisions.
 22 You know, an acre, three-quarters of an acre. So the
 23 question is, is there someplace else that 50 houses might go
 24 that is less concentrated with archeological sites, with the
 25 thousand acres that's already entitled? That's the

1 Growth Boundary as it relates to this Project District 10
 2 adjacent to it.

3 This is an inset of the Project Development Map
 4 into the 86 acres. This is a blowup of that map showing
 5 about 24 lots, ranging in size just under one acre to a
 6 little over 12 acres. The access would be from the quarry
 7 road that accesses the Hawaiian Cement plant.

8 You'll notice also in addition to the typical
 9 street layout, our road layout to access the lots, we're
 10 proposing approximately a 100-foot drainage and retention
 11 basin that would run along the westerly boundary of the
 12 property to collect all runoff from all lots within the
 13 property boundaries. So each lot would be putting their
 14 drainage into that common area swale and retention basin.
 15 Also, a typical road section may be configured with
 16 landscaping on both sides.

17 On the island of Maui, approximately 489 acres of
 18 land are currently zoned for heavy industrial use. These
 19 heavily industrial zoned are located in the following areas:
 20 Wailuku, Waikapu, Maalaea, Paia, Lahaina, Puunene, Kula and
 21 Kahului. Most of the heavy industrial zoned land on Maui is
 22 used for light industrial and business and commercial
 23 purposes.

24 The existing heavy industrial zoned lands that are
 25 actually used for this purpose are located in the following

1 question.

2 CHAIR HEDANI: Questions from the Commission?
 3 Next stakeholder is Pacific Rim Land. The project
 4 is Puunene 86 Acre Industrial. The speaker is Mr. Chris
 5 Hart.

6 MR. MITCHELL: Sorry. I'm subbing for Chris. I'm
 7 Bill Mitchell with Chris Hart & Partners.

8 CHAIR HEDANI: Mr. Mitchell.

9 MR. MITCHELL: Thank you, Mr. Chairperson,
 10 Commissioners. My name is Bill Mitchell with Chris Hart &
 11 Partners. I'm representing Pacific Rim Land. To give you a
 12 brief overview of a proposed 86-acre, heavy industrial
 13 subdivision located in Puunene.

14 The location is just on the Haleakala side of the
 15 Mokulele Highway in between what was the old Maui Raceway
 16 Park and the existing Hawaiian Cement quarry plant. You can
 17 see the Mokulele Highway right there. It's current status
 18 is in the State Land Use as Agriculture. The Kihei-Makena
 19 Community Plan is also Agriculture, and Maui County Zone is
 20 also Agricultural.

21 This shows the current General Plan Advisory
 22 Committee Map, the Urban Growth Boundary surrounding Project
 23 District Number 10, a little over 500 acres next to the
 24 proposed site, the 86 acres here. What we'll be asking for
 25 this morning is the inclusion of that 86 acres in the Urban

1 areas: Kahului, at the harbor; Waiko Baseyard;
 2 the Maalaea Power Generation Plant; HC&S Sugar Mill; 12
 3 acres of land in Central Maui at the baseyard at Puunene;
 4 the Maui Pineapple Cannery; and the MECO site.

5 There's a shortage of vacant land on the island
 6 which is zoned for heavy industrial use. The inventory of
 7 available heavy industrial zoned land on Maui is very
 8 limited. The subject parcel is centrally located, lies in
 9 close proximity to other heavy industrial zones in the area,
 10 and is relatively close do shipping and air cargo
 11 facilities.

12 The subject parcel will provide much needed
 13 industrial space in an area which such use would be
 14 appropriate and compatible with its surrounding uses and the
 15 100-foot wide landscape and drainage and retention basin
 16 will extend along the entire western boundary of the 86-acre
 17 parcel. Architectural design guidelines will be established
 18 to maintain visual consistency and character within the
 19 project.

20 The subject parcel is adjacent, as I mentioned, to
 21 the Project District 10, which in the Kihei Community Plan
 22 notes that the Project District 10, the 571 acres includes
 23 257 acres next to the Mokulele Highway, which has been
 24 extensively used for recreational purposes or activities.
 25 The community plan states that approximately 125 acres,

1 including adjacent to the Hawaiian Cement site, should be
2 used for heavy industrial purposes.

3 The community plan states that the objective of
4 Project District 10 is to establish a master planned
5 recreational and industrial expansion area to meet future
6 recreational needs and to provide areas for industrial
7 activities, including government facilities whose locations
8 are better suited away from urban areas. The subject parcel
9 will provide an appropriate area for industrial activities
10 that are compatible with the uses envisioned in the adjacent
11 Project District Number 10.

12 Thank you. I'll take any questions if you have
13 any.

14 CHAIR HEDANI: Questions from the Commission?
15 Commissioner Starr.

16 COMMISSIONER STARR: Yeah. Who owns this parcel?

17 MR. MITCHELL: They're currently in contract --
18 Pacific Rim Land is currently in contract with the owner. I
19 couldn't tell you who that is.

20 COMMISSIONER STARR: So A&B owns it?

21 MR. MITCHELL: I believe so.

22 COMMISSIONER STARR: Thank you.

23 CHAIR HEDANI: Additional questions? Commissioner
24 Mardfin.

25 COMMISSIONER MARDFIN: How is this land currently

1 with access off of Lipoa Parkway. Here's the -- we are --
2 the Maui Research and Technology Park is within the bounds
3 of the proposed Urban Growth Boundary as highlighted in
4 white here in the Urban Growth Boundary in the dashed red
5 line. Interestingly enough, the site is 400 acres. It's
6 been in existence for about 20 years. It has only been
7 built out about 10 percent, with 11 lots sold and five
8 buildings built, for approximately 175,000 square feet of
9 built area. And about 400 people work in the park today.

10 There are fairly narrow permitted number of uses in
11 the park as it does fall under Maui County Code Chapter
12 19.33. As a Project District, lots are required to be a
13 minimum of two acres in size. All employees do commute into
14 the park as it currently functions. And there is no on-site
15 services, such as restaurants, retail or personal services.

16 There's been a very limited demand as currently
17 planned for the park. Five of the buildings that currently
18 exist in the park -- these you're probably familiar with.
19 Just to show you the scale of what has been developed. Of
20 those five lots, three are on the north side of the Lipoa
21 Parkway, two are on the south side. And you see the context
22 of the remaining 400 acres in the Maui Research and
23 Technology Park.

24 The recognized trend and future of research and
25 technology parks is towards mixed-use development. The

1 being used?

2 MR. MITCHELL: It was an old pig farm. Now it's
3 currently not being used. It has assorted debris across it,
4 both cars and trucks and leftover pieces of machinery.

5 CHAIR HEDANI: Commissioner Hiranaga.

6 COMMISSIONER HIRANAGA: This is an existing parcel?

7 MR. MITCHELL: It is.

8 COMMISSIONER HIRANAGA: So it does not need to be
9 subdivided out of a larger parcel?

10 MR. MITCHELL: I don't believe so.

11 CHAIR HEDANI: Additional questions?

12 Thank you very much, Mr. Mitchell. Stick around.

13 MR. MITCHELL: I guess I'm up.

14 CHAIR HEDANI: Pacific Rim Land is the next
15 stakeholder.

16 MR. MITCHELL: That worked out well.

17 CHAIR HEDANI: Maui Research and Technology Park is
18 the project. And Bill Mitchell is the speaker.

19 MR. MITCHELL: Thank you very much. I'm here
20 representing the Maui Research and Technology Partners to
21 give you a brief overview of the current status and the
22 future vision for the Maui Research and Technology Park as
23 it relates to the General Plan process.

24 As I think you all know, the Maui Research and
25 Technology Park is located mauka of the Piilani Highway,

1 coined term of "power of place" of the Association of
2 University Parks has reaffirmed this. And throughout the
3 nation, there has been a transition for parks to include
4 more mixed-use development to sustain their growth.

5 Proposed mixed use in the Maui Research and
6 Technology Park does align well with the Draft GPAC Maui
7 Island Plan, community plan and current planning trends
8 nationwide. The vision is to transform the current
9 stand-alone large lot research and technology campus into an
10 integrated and vibrant mixed-use community focused around a
11 regional high technology employment base.

12 The ultimate goal is to create an environment that
13 is conducive to high technology, business investment and
14 expand upon the existing infrastructure at the park. This
15 will be accomplished by utilizing principles of new urbanism
16 and smart growth. The objective, again, is to diversify the
17 economic environment of the park for sustaining growth in
18 the next 20 years.

19 This shows the existing park in light gray here.
20 As the ranch presentation also showed you, there is a
21 planned future mauka North-South Collector Road that will
22 extend out of the park right here. Also, a future
23 north-south transit corridor. Both would be accessible in
24 and out of the park. We do have our existing access into
25 the park at Lipoa Parkway. And two other proposed access

1 points off the Piilani Highway, right here on the north side
2 and on the south side.

3 This is a pull-back looking at the Kihei region as
4 the part sits in it. You'll also notice an area here
5 defined as a mixed-use neighborhood element to service the
6 employees and users of the park itself.

7 Project objectives are to provide a proper balance
8 of high technology and supporting land uses to ensure that
9 the park's original mission of expanding and diversifying
10 the county's economic base through the growth of high
11 technology will be fulfilled. State-of-the-art research and
12 technology parks will be attractive to technology firms
13 seeking affordable housing opportunities for employees,
14 commercial, retail and professional services all set in a
15 framework of parks and open space, modeled after successful
16 research and technology parks nationwide.

17 The Kihei Research and Technology Park Ordinance
18 Chapter 19.33 would be amended to allow for a greater
19 diversity of high technology uses, supporting mixed-use
20 development, including housing, commercial and personal
21 service businesses, smaller lot sizes and greater design
22 flexibility.

23 A forum base code and design guidelines will be
24 prepared and adopted to ensure that the park is developed in
25 a manner that is consistent with the park's vision and

1 to be evidence in support of that view, that these are not
2 the sorts of things that can be well-planned. Businesses
3 will go where businesses feel like going, and government
4 efforts to attract certain things are generally ineffective.

5 Is that the situation here or is it that its
6 inability to market this thing to people or there's just not
7 a demand for it at this time?

8 MR. MITCHELL: All of the above. The partners have
9 done a lot of research this last year and visited quite a
10 few technology parks throughout the nation. And actually,
11 the Maui Research and Technology Park in terms of scale is
12 not much different than other parks have become. And that
13 is the limited demand of sole use technology park tenants.
14 So they have tended to morph or transition into sort of
15 mixed-use developments that support the technology so
16 they're not just stand-alone technology.

17 A lot of universities where universities come into
18 parks, those function well because they give essentially a
19 single user that can be broad based enough to be drive other
20 development in there.

21 One of the conditions of this park that they think
22 is limited growth is the lot size. Two acres has just not
23 been affordable for smaller tech firms to come in and buy
24 and develop. You'll notice all the buildings in there are
25 larger buildings. So one of the concepts is to amend

1 implemented in a comprehensive rather than piecemeal fashion
2 consistent in architectural and design character.

3 In the coming months, a comprehensive master plan
4 will be prepared by Cal Corp Associates (phonetic), the Maui
5 Research and Technology Partners and Chris Hart & Partners.
6 And we look forward to coming back and showing you that as
7 it is developed.

8 CHAIR HEDANI: Thank you very much, Bill.

9 Questions from the Commission? Commissioner Starr.

10 COMMISSIONER STARR: Yeah. We had some testimony
11 written and otherwise about a desire to expand the boundary
12 to include an unincluded portion of the school site, as well
13 as additional lands from Haleakala Ranch that are south of,
14 you know, that whole park area. What's the park's stand on
15 that since it is kind of that same complex?

16 MR. MITCHELL: Right. Well, we have coordinated
17 with the ranch and with their consultants. And I'm not
18 familiar with that particular proposal. But there is a
19 joint effort to tie those two projects together.

20 CHAIR HEDANI: Additional questions? Commissioner
21 Mardfin.

22 COMMISSIONER MARDFIN: I've expressed some concern
23 in the past about the inability of governments to direct
24 growth into certain kinds of things, such as a technology
25 park. The fact that you're only ten percent built out seems

1 Chapter 19.33 to allow for smaller lots so smaller
2 companies, high-tech energy, biofuel, whatever it might be
3 would be able to come in and use those more effectively,
4 more cost effectively.

5 So it's not something that's just happened here,
6 it's something that's happened nationwide. And really the
7 vision for the next 20 years of the park, if they don't
8 change things, it will stay like this. And they're going to
9 have to adopt it to a greater user base.

10 CHAIR HEDANI: Questions, Commissioners?
11 Commissioner Mardfin.

12 COMMISSIONER MARDFIN: Let me just follow up.
13 When this was this first developed?

14 MR. MITCHELL: About 20 years ago.

15 COMMISSIONER MARDFIN: So when this was develop,
16 there must have been an argument 20 years ago that we're
17 going to attract high-tech business to Maui?

18 MR. MITCHELL: Right.

19 COMMISSIONER MARDFIN: And largely, it didn't?

20 MR. MITCHELL: It hasn't in the form that it was
21 originally envisioned, which is unfortunate because it is an
22 excellent location and its got all the infrastructure there.
23 And hopefully, the vision in the next 20 years is that they
24 can start to attract that, but do it in a more affordable
25 fashion and provide enough mixed-use amenities for people in

1 the park. And certainly, that suits well with this whole
2 idea of walkability; if you work somewhere, you can go out
3 and walk to lunch or get personal services to make it more
4 attractive to high-tech development.

5 CHAIR HEDANI: Additional questions?

6 MR. MITCHELL: Thank you for that question.

7 CHAIR HEDANI: Thank you very much, Bill.

8 Next stakeholder the Hawaii Wildlife Fund. And
9 their project is Comments on the Directed Growth
10 Recommendation. Speaker is Angi Hofmann.

11 MS. HOFMANN: Aloha. Angi Hofmann testifying with
12 Hawaii Wildlife Fund on the Directed Growth Strategies and
13 Urban Growth Boundaries.

14 We support the Planning Director's and the GPAC's
15 Recommendation for naming the land use south of Puu Hoolai
16 as preservation. And we especially support the GPAC's
17 Guiding Land Use Principle Objective 2, "Promote sustainable
18 land use planning and livable communities. Managing and
19 directing future growth on Maui should be done in a manner
20 that promotes the concept of sustainability and the
21 establishment of livable communities."

22 Especially Number 1, under that objective,
23 "focusing growth into existing communities by taking
24 advantage of infill and redevelopment opportunities," as
25 opposed to developing in areas that needs much

1 survival of this Native Hawaiian species. The turtles like
2 dark and less populated areas at night. To allow more
3 organization in the areas to bring in more people and lights
4 and for you goes to support the Urban Growth Boundary by Puu
5 Hoolai and marking the Land Use in this area as Preservation
6 would really help out the honu'ea in keeping their nesting
7 habitat protected from degradation.

8 I'm again urging you folks to support the Urban
9 Growth Boundary in this area and Land Use Preservation
10 title. There are many natural and environmental resources
11 that would be benefited in your doing so. There's no
12 benefit to shooting it down. It doesn't affects jobs or
13 affordable housing. The golf course that is existing can
14 still operating under these boundaries because golf course
15 is park space.

16 You folks are an advisory planning body like the
17 GPAC and have a unique right to make recommendations on
18 zoned land. I hope you exercise your right to make good
19 decisions for our future as the GPAC has done.

20 I'd like to end with an important point about the
21 honu'ea. And that is that these animals tend to return to
22 their nest at their natal beach, the beach where they were
23 born. Given that they mature in about 30 or so years, the
24 honu'ea is a perfect parallel of the primal process. And
25 you can relate it children that grow up on Maui as well.

1 infrastructure investment. And also Number 5 under
2 Objective 2, "protecting or natural and environmental
3 resources."

4 Here in Hawaii, our natural resources are an
5 integral part of our planning. Our environment is our
6 economy. Makena State Park is a treasure trove with natural
7 and environmental resources. The a'eo, the Hawaiian Stilt;
8 the Hawaiian Monk Seal; the Hawaiian Hoary Bat; and the
9 honu'ea, or hawksbill turtle all use this area for habitat
10 of one form or another. I've handed out a summary of
11 nesting -- successful nesting season we had last year at
12 Makena State Park, Oneloa Beach.

13 Hawaii Wildlife Fund has been monitoring and
14 supporting the recovery of the honu'ea and its habitat for
15 the past 13 years. There are only four known nesting
16 beaches for this critically endangered Hawaiian species.
17 There's only about 100 nesting females left in Hawaii, as
18 they have been heavily impacted by predatory mammals and
19 habit alteration. Oneloa Beach at Makena State Park is a
20 very successful nesting beach. And last year was the most
21 successful yet. I ran the turtle watch volunteer program
22 last summer. And we were very excited to have a 77 percent
23 success rate there. It was the first time two turtles were
24 documented laying nests on Oneloa Beach in the same season.

25 So you see this area is very important to the

1 When the hatchlings born last summer reach
2 maturation and return to their natal beach, what will it
3 look like and will they be welcomed. Mahalo.

4 CHAIR HEDANI: Questions for the Commission?
5 Thank you very much, Angi.

6 Next stakeholder is Central maui baseyard. And the
7 speaker C. Earl Stoner.

8 MR. STONER: Good morning. Earl Stoner for the S&F
9 Land Company. We are the owner and operator of the Central
10 Maui Baseyard. Totals presently 50 acres in Central Maui on
11 the corner of Baseyard Road and Mokelele Highway.

12 We, in the original plan that was sent to GPAC, had
13 300 acres of urban space showed as expansion in our existing
14 facility. And the GPAC plan brought us back to 50 acres.
15 We are requesting expansion area of 108 acres, totaling 56
16 acres in Phase One and 42 acres in the second phase. We've
17 operated the baseyard since 1983. We were only able to
18 expand from the original tax key area in 1999, when we
19 obtained our permanent land use and zoning approvals.

20 Over the past ten years, approximately three years
21 have been spent in securing other approvals in the form of
22 land use and general plan and zoning changes. And
23 approximately six years, we've had a 30-acres attrition,
24 about five acres per year. Therefore, we felt it reasonable
25 to request 100 acres over the 20-year period visioned in the

1 plan, with a attrition similar to that which we've had over
2 the last ten-year period.

3 The baseyard presently consists of 50 acres of
4 which 38 are zoned light industrial and 12 are zoned heavy
5 industrial. I would envision a similar breakdown of zoning
6 for any future expansion of the baseyard. It seems to be
7 about the basis for expansion in that area and the demand
8 level.

9 We've -- the baseyard was envisioned originally as
10 a large lot area that operates sort of as an industrial
11 shopping center, if you will, in that we can expand and
12 contract the tenant lots within that area at will. And it
13 has turned out to be a very good operation for both
14 ourselves and our tenants. On average, we have about eight
15 to ten tenants per year that modify their holding within the
16 baseyard that either expand or contract it based on their
17 uses. Most of our users are general contractors,
18 subcontractors. We have some waste companies and SOS
19 Metals, which is the auto and metal processing company.

20 If you have any questions, I'd be very happy to
21 answer them.

22 CHAIR HEDANI: Questions from the Commission?
23 Commissioner Starr.

24 COMMISSIONER STARR: Yeah. Who owns the land where
25 the existing baseyard and the expansion area --

1 along with Mark Walker, who's here in the back of the room.
2 We're here to talk to you today about Central Maui. We'll
3 focus on Central Maui. And we're going to start at the
4 north end.

5 And we have a small parcel in Waihee, as you can
6 see from this Google earth map of Waiehu and Waihee. And
7 we're going to talk about a little area right here up
8 against this existing town.

9 If you look at our maps that we have both from the
10 GPAC and Planning Director, I believe they're identical in
11 this area. There are three areas that are noted within
12 Waihee. There's Waihee One, which is the Waihee Valley
13 area. And this is shown as Rural Residential on your map.
14 There's Waihee Two, which is located next to the existing
15 school and regional park. And Waihee Three is the area that
16 I'm going to talk about today that is in the country town on
17 your map, which is essentially the same classification that
18 was given to the existing urban area within Waihee.

19 The subject parcels that I'm talking about today
20 are within Waihee Three, just about this northern half of
21 approximately 15 acres. I won't be discussing the other
22 portion of Waihee Three.

23 This parcel was originally owned by Wailuku Ag.
24 It was in sugar. As you probably know, it was in mac nuts.
25 When they got out of the ag business, some other folks

1 MR. STONER: A&B does. We're under contract to
2 purchase some of that land right now.

3 CHAIR HEDANI: Additional questions? Commissioner
4 Hiranaga.

5 COMMISSIONER HIRANAGA: Actually, this is more for
6 Staff. I didn't bring my maps with me. So is it correct
7 that there was a proposed expansion of 300 acres, and now
8 there's zero?

9 CHAIR HEDANI: Mr. Summers.

10 MR. SUMMERS: Thank you, Mr. Chairman.

11 It very well may. We would have to go back to the
12 Development Project Maps and look very specifically at the
13 proposal.

14 COMMISSIONER HIRANAGA: Please do.

15 CHAIR HEDANI: Additional questions for the
16 testifier?

17 Thank you very much, Mr. Stoner.

18 MR. STONER: Thank you.

19 CHAIR HEDANI: Okay. We're going to go ahead and
20 continue into the Wailuku-Kahului District.

21 The first stakeholder is KSD Hawaii. The project
22 is Na Mala 'O Waihee. And the speaker is Mr. David Good.

23 MR. GOOD: Good morning, Mr. Chairman, members of
24 the Commission, Staff, members of the public. My name is
25 David Good. I'm the president and co-owner of KSD Hawaii,

1 bought it. We eventually became partners in their project.
2 We developed under the County Ag Ordinance the seven-lot ag
3 subdivision called Na Mala 'O Waihee. It is complete.
4 Kuhinia Road has been extended. Heahea Place has been
5 developed. Roads have been turned over to the County.
6 Currently, there's farming going on to on Lots 2 and 5. And
7 the total acreage between Lots 6 and 7 is total of 14.8
8 acres. You'll note that the parcel has direct access to
9 Kahekili Highway.

10 The existing parcels because the subdivision has
11 been completed have utilities going through them. They have
12 water meters. They have electricity, phone, cable, et
13 cetera; the access, which I previously mentioned. The
14 parcels are clear. There are no clouded title issues, and
15 they're fully insured. And the owners, KSD Hawaii, we have
16 a track record -- proven track record of completing
17 successful developments for the people in Maui.

18 We've been working with the Waihee Community
19 Association. And you're going to be hearing from the Waihee
20 Community Association here shortly. And starting in '08, we
21 met with them, had presentations regarding the parcel.
22 We've continued to meet with them in '09, as they've
23 reorganized in '09. We understand that in August, we're
24 going to have a presentation to get another update of where
25 we're at with this.

1 We met with the Tri-Isle folks. They support
 2 reasonable growth within small towns to keep them vibrant.
 3 And we're encouraging the Waihee Community Association to
 4 develop a plan that they'd like to see for the area. And
 5 we're going to hear about that plan. And from what I
 6 understand per their last meeting, you're going to hear a
 7 lot about self-sufficiency, sustainability, perhaps keeping
 8 Waihee Waihee. And we support all those goals.

9 We looked at the parcel and we looked at the
 10 information as develop as part the Planning Department Plan
 11 and the General Plan. We were surprised to find that Waihee
 12 had the highest number of persons per household in Maui
 13 County. Higher than Hana and Lahaina. So we felt there
 14 seemed to be a built up, or pent-up demand in the community
 15 for additional housing to satisfy even the existing
 16 residents.

17 So what do we have for 6 and 7, for these two
 18 parcels? We have a blank slate. We essentially have a
 19 perfectly positioned parcel that's infilled up against
 20 existing homes, near St. Ann's Church, near the school
 21 that's ready for an effort such as this. And we're ready to
 22 work with the association or other neighboring residents or
 23 St. Ann's Church on a community-based planning effort for
 24 the area.

25 The GPAC basically said we think there should be

1 confusing. It's intimidating. But essentially, we
 2 recognize that there's needs. And we hope that this
 3 project, given its unique location, will fulfill those
 4 needs. And we're available for any questions you have.

5 CHAIR HEDANI: Questions from the Commission?
 6 Commissioner Mardfin.

7 COMMISSIONER MARDFIN: I want to state, or at least
 8 a suggestion. Your interpretation of the high household
 9 size, high number of households, I think it was 3.92 per
 10 household, right next to Hana. You interpret that as
 11 meaning there's an additional need for housing. It could
 12 also be interpreted as if these are Hawaiian families, they
 13 might prefer larger household units. So it doesn't
 14 necessarily mean there's a pent-up demand, it's just a
 15 matter of interpretation data.

16 The second point is, I think that you refer to the
 17 fact that we're going to get testimony from other people in
 18 Waihee, and I think that's important. Because we have heard
 19 that they are generally pretty much opposed to any
 20 additional development in their area. And if what we hear
 21 today and what we hear prior to when we actually make our
 22 recommendations would be important. So if you could
 23 convince them that -- and they testify to us that this
 24 particular project would be okay, then that would probably
 25 carry some weight.

1 some growth in this area. They've identified 152 units
 2 within Waihee Three, which is about 7 units per average over
 3 the next 20 years. And the GPAC strongly supported that.
 4 So we think it makes sense for two things; for housing and
 5 community needs based on all the items I just discussed,
 6 existing need. Housing stock is mostly old in Waihee, with
 7 the exception of Hawaiian homes, which not everyone
 8 qualifies for.

9 We think it makes sense for community enhancements
 10 and through Waihee's Community Association process that
 11 they're undertaking. Through the eventual community plan,
 12 we're going to find what else Waihee needs. Does it need
 13 more park? Does it need a community center? Does it need
 14 kapuna care, daycare? And actually, they probably do need
 15 all those. And maybe this parcel can help fulfill some of
 16 those needs.

17 And finally, our company, we've worked with
 18 associations across the County and we've built affordable
 19 housing. And we're ready to do it again if need be. But it
 20 needs to be in the Urban Growth Boundary of some sort.
 21 Without that, nothing happens. And it's not zoning. It's
 22 merely the first step in seeing how we can meet some of
 23 these needs.

24 And we sympathize with the community and those that
 25 are, quite frankly, frustrated with this process. It's very

1 CHAIR HEDANI: Additional questions? Commissioner
 2 Starr.

3 COMMISSIONER STARR: Yeah. Are you willing to
 4 accept the constraints that will be formulated by the Waihee
 5 Community Association and will work in those?

6 MR. GOOD: I need to hear them first. I need to
 7 understand the basis for them as well.

8 COMMISSIONER STARR: So that's a no?

9 MR. GOOD: I don't know, John. I don't know what
 10 they are yet.

11 CHAIR HEDANI: Additional questions?

12 They very much, Mr. Good.

13 MR. GOOD: Thank you.

14 CHAIR HEDANI: We're going to go ahead and take a
 15 break for an hour, and we'll back at 1:00 after lunch.

16 COMMISSIONER HIRANAGA: Mr. Chair.

17 CHAIR HEDANI: Commissioner Hiranaga.

18 COMMISSIONER HIRANAGA: I just want to put on the
 19 floor maybe a 45-minute lunch.

20 CHAIR HEDANI: Okay. If it's agreeable to
 21 everybody, we'll be back in 45 minutes. Commissioner Starr.

22 COMMISSIONER STARR: Yeah, I would prefer to a
 23 one-hour lunch. I made commitments to go and take care of
 24 some things. And that is what we've always done. So I
 25 don't think we should switch out of what's been our practice

1 at every meeting for the last several years.
2 CHAIR HEDANI: Okay. We'll restrict our questions
3 in the afternoon, and we'll be more expeditious. And we'll
4 take a one-hour lunch.

5 COMMISSIONER STARR: Thank you.

6 CHAIR HEDANI: Thank you.

7 (At which time, a lunch recess was taken
8 from 12:00 p.m. to 1:00 p.m.)

9 CHAIR HEDANI: The Planning Commission Meeting of
10 July 21st will come to order. I have a request from the
11 stenographer. For people that are delivering testimony, if
12 you could eliminate every other word and slow down. Just
13 kidding.

14 If you need to deliver your testimony within the
15 five-minute time limit and you have written testimony and
16 you're going quickly, please deliver a copy to our court
17 reporter so she can properly transcribe your comments. We'd
18 appreciate it. Thank you.

19 The next stakeholder that we have to present to us
20 today is the Free Church of Tonga. And the project is the
21 Free church of Tonga. And the speaker or presenter is
22 Karlyn Fukuda.

23 MS. FUKUDA: Good afternoon, Chair and the members
24 of Planning Commission. My name is Karlyn Fukuda of
25 Munekiyo & Hirano, Inc. And we are before you today

1 land uses, churches are not a permitted use either. It
2 would be a State Special Use Permit as well if it were to be
3 zoned rural.

4 We were not, unfortunately, able to attend the
5 joint Waiehu, Waihee, Paukukalo, Kahakuloa community
6 meeting, I think which occurred on July 9th. But the church
7 is open to meeting with the community to present their
8 proposal.

9 So that was just the presentation that I had on
10 behalf of the church. If you have any questions, I'd be
11 happy to answer.

12 CHAIR HEDANI: Commissioners?

13 Thank you very much, Karlyn.

14 MS. FUKUDA: Thank you.

15 CHAIR HEDANI: Next stakeholder is Towne
16 Development. The project is called Pu'unani Subdivision.
17 The speaker is Colleen Suyama.

18 MS. SUYAMA: Hi. I'm Colleen Suyama on behalf of
19 the planning firm of Munekiyo & Hiraga. I'm representing
20 three property owners of the Pu'unani subdivision. They're
21 Association of II Wai Hui, LP and Endurance Investors, LLC.
22 With me is John Maloney representing those two entities.
23 And also Towne Development of Hawaii, Inc., who is
24 represented by Takeshi Matsukawa.

25 To begin with, this is the location map of the

1 representing the Free Church of Tonga. And I apologize, we
2 had hoped to have some of the members and the pastor here
3 from the church with us today. But unfortunately, due to
4 scheduling conflicts, they were not able to make it.

5 So we submitted testimony to the Planning
6 Commission on behalf of the Free Church of Tonga. And I
7 would like to note that the parcel is located in Waiehu. It
8 is identified Tax Map Key 3-2-013:011. It is approximately
9 ten acres in size. And the Free Church of Tonga is
10 requesting that this parcel be included -- sorry. There was
11 a map identifying the parcel at the back of their letter,
12 just to give you an idea.

13 It's located corner of Malaihi Road and Kahekili
14 Highway. And the church is requesting that their parcel be
15 included in the Urban Growth Boundary. What they'd like to
16 do at the site is to build a new church, social hall,
17 residences for the minister, as well as visiting church
18 dignitary, a ceremonial kawa house, and a daycare center.

19 The land is currently zoned agricultural. And in
20 order to permit the proposed church and related uses, if it
21 was kept in agricultural, they would need to seek State
22 Special Use Permit, which as the Commission knows is not a
23 permanent entitlement. The church would have to come back
24 and apply for time extensions if they were permitted.

25 Also, I would like to note that looking at rural

1 project. And for orientation purposes, this is Honoapiilani
2 Highway located here. Kuikahi Drive located north of the
3 property boundary. Some of the projects that are around
4 this project is the Kehalani project district, located here;
5 future Emmanuel Lutheran School and Church; the Valley Isle
6 Fellowship Church; the Waiolani Gardens affordable housing
7 project; Waiolani Mauka subdivision; and Waikapu Ranch
8 subdivision, which is an agricultural subdivision. And on
9 the west side of the property is the Wailuku Heights
10 subdivision. It's consisting of two properties. One, Tax
11 Map Key 3-5-02, Parcel 2, which is approximately 60 acres;
12 and Tax Map Key 3-5-02, Parcel 3, consisting of 148 acres.

13 This is an aerial view of the project site in
14 yellow. Kuikahi Drive, Honoapiilani Highway. The reason
15 why this is in is to show you that from an aerial
16 perspective, you can see the lots. However, along
17 Honoapiilani Highway, if you're familiar with this corridor,
18 what you generally will see because of the difference in
19 grade is the existing berm that's along the highway and the
20 existing monkey pod trees that are here.

21 You really won't see this kind of view from that
22 perspective. You have to be further away from the property,
23 probably more towards at a higher elevation or like at an
24 aerial view. The project portion of the property was
25 included in the Urban Growth Boundary as recommended by the

1 Planning Department. This is a proposed Urban Growth
2 Boundary along Waikapu, Honoapiilani Highway, and along the
3 Kuikahi Drive and Wailuku Heights area.

4 One of the things is as you can see, it's a very
5 narrow strip of land that was included in the Urban Growth
6 Boundary. And one of the problems that presents to the
7 developers is that it makes it very difficult to do site
8 planning. For one reason, it's going to be very difficult
9 for them to do a roadway system in this portion of the
10 property. So with this kind of configuration, you're going
11 to end up with probably driveway accesses directly onto the
12 roadway as well as cul-de-sac streets.

13 What the developers are requesting is that their
14 conceptual land use plan, which is intended to include
15 rural, single-family, multifamily, park and open space land
16 use designations of the Wailuku-Kahului Community Plan be
17 included. And they're asking that you consider the
18 approximately 208-acre site to be included in the potential
19 Urban Growth Boundary.

20 This is a conceptual plan of the project. First of
21 all, you have six rural one-acre lots located here along
22 Wailuku Heights. Another approximately 127 rural half-acre
23 lots that are proposed, as well as approximately 147
24 single-family residential lots, ranging in size from 6,000
25 to 10,000 square feet, and another four sites for

1 MS. SUYAMA: The upper portion is owned by Towne
2 Development, and the other portion is owned by the other two
3 entities.

4 COMMISSIONER STARR: Which other two entities?

5 MS. SUYAMA: That's the Associates of II Wai Hui

6 LP. And the other one is Endurance Investors, LLC.

7 CHAIR HEDANI: Commissioner Hiranaga.

8 COMMISSIONER HIRANAGA: The Waikapu Ranch
9 subdivision. Is that developed or proposed?

10 MS. SUYAMA: It's proposed for development. I
11 believe they've already gotten their subdivision approval.
12 But they're proposing two-acre ag lots.

13 COMMISSIONER HIRANAGA: Isn't there another
14 subdivision off of Waiko Road above Waikapu Road that's
15 already been completed that you don't show in your map?

16 MS. SUYAMA: I'm not familiar with that. I'm
17 sorry.

18 COMMISSIONER HIRANAGA: Right below the homes --
19 you know the homes I'm talking about?

20 MS. SUYAMA: I know where you're talking about, but
21 I haven't seen anything that I know of that the subdivision
22 is completed or it's under construction.

23 COMMISSIONER HIRANAGA: No, it's completed. Their
24 lots are all sold. Maybe you should show that.

25 MS. SUYAMA: Okay, in the future exhibits.

1 multifamily use. They're also proposing a retention basin,
2 an 11.5-acre site. And they're also proposing substantial
3 setbacks, a 50-foot setback from Wailuku Heights, another
4 50-foot buffer zone along Kuikahi Drive, 25-foot buffer zone
5 along Honoapiilani Highway, and a 30-foot no-build zone
6 along the Waikapu portion of the property.

7 They're also proposing to redevelop the Old Waikapu
8 Road and to cut it off in concurrence with what Waikapu
9 community wanted. They did not want a direct connection to
10 Waikapu. So they have planned to cul-de-sac that area.

11 Some of the benefits of the project is that it will
12 provide 754 resident housing units to accommodate the
13 projected demand for the Wailuku-Kahului plan region. It
14 will meet the affordable housing requirements of the
15 Workforce Housing policy. And they've made a commitment to
16 include veteran and elderly housing within the project.
17 There also would be a mixture of affordable multifamily and
18 single-family units. Some of --

19 CHAIR HEDANI: Thank you very much. That's five
20 minutes, Colleen.

21 MS. SUYAMA: Sorry.

22 CHAIR HEDANI: Questions from the Commission?
23 Commissioner Starr.

24 COMMISSIONER STARR: Yeah. Who's the current owner
25 of the upper portion and lower portion?

1 COMMISSIONER HIRANAGA: Another question.

2 CHAIR HEDANI: Commissioner Hiranaga.

3 COMMISSIONER HIRANAGA: This entity came before us
4 several months ago -- I can't recall what was the purpose.

5 MS. SUYAMA: It was in February of this year.

6 Because they're in the process of doing a district boundary
7 amendment with the State Land Use Commission. They also are
8 doing a draft EIS. And the Commission was asked to review
9 the draft EIS. We received the comments of the Commission.
10 But because they're going forward with this project, they
11 still would be requesting that their project be included in
12 the Urban Growth Boundary.

13 CHAIR HEDANI: Thank you very much, Colleen.

14 COMMISSIONER HIRANAGA: Can I make one more
15 comment.

16 CHAIR HEDANI: Commissioner Hiranaga.

17 COMMISSIONER HIRANAGA: Personally, I agree that
18 the Urban Growth Boundary for this project should be
19 expanded, but I do not agree that it should encompass the
20 entire two lots.

21 CHAIR HEDANI: Thank you very much.

22 Next stakeholder is A&B Properties. The project is
23 Waiale Residential. And the speaker is Mr. Clyde Murashige,
24 Grant Chun.

25 MR. CHUN: Good afternoon, everyone. Grant Chun on

1 behalf of A&B Properties. Looking to my left, the Waiale
2 area is shown here, superimposed on the HC&S field maps.

3 Just some key points of reference. The Kahului
4 Harbor is -- let's see, where is the Kahului Harbor? Yeah,
5 it's kind of glary. Maui Lani is located right here. And
6 Kuihelani Highway is located here along the boundary of the
7 area.

8 Just to give some meaning to some of the colors
9 that are showing on the screen here, the areas that are
10 colored in red and blue were the subject of our original
11 proposal to the General Plan Advisory Committee for
12 inclusion into the Directed Growth Maps. The red area here
13 is actually included in both the Directed Growth Maps of the
14 Department, as well as of Advisory Committee. And the blue
15 area is not included in those maps.

16 The green -- that is actually all supposed to be
17 green. The green is to depict the agricultural activity,
18 that that continues to occur in the vicinity. The
19 cross-patch green are lands that are not actually owned by
20 HC&S, but leased by HC&S from the successor in interest to
21 Wailuku Agribusiness. And these lands are in sugar. And,
22 of course, across Kuihelani going all the way up to Pukalani
23 are more agricultural lands. I didn't shade it all, but
24 it's all fields of HC&S. And these lands are all owned by
25 HC&S as well.

1 housing that's within reach of our local market.

2 When we had our workshop, what came through loud
3 and clearly for us is that much of the growth and population
4 in Kahului is very much self-generated, if you will. It's
5 really our own kids growing up, go to school and get a job
6 and would like to have a place of their own. That's really
7 who's looking for a home in Kahului. So we truly see Waiale
8 is a place where this need can be addressed.

9 There's actually a deficit of units provided for in
10 Central Maui in the current draft of the Directed Growth
11 Maps. The deficit is 2,315 units in the GPAC version of the
12 maps, and 897 units in the Department's version of the maps.
13 Apparently, much of that deficit is being made up with units
14 in West Maui. Should the Commission deem it appropriate to
15 consider addressing the deficit in the area where that
16 exists, we would respectfully request consideration of the
17 blue area. All in all, we're very pleased with the results
18 of the work of the Department and the General Plan Advisory
19 Committee. We're pleased that most of our area is included
20 in their maps.

21 Just one point of clarification on the handouts,
22 then I'm done. The Department's mapping we feel is actually
23 more accurately depicting of what would be appropriate so
24 far as it includes the large park area within the Urban
25 Growth Boundaries, the GPACs version does not. And being

1 The red and blue areas are part of what
2 historically has been referred to as the Waiale Pasture,
3 which actually encompassed not only the shaded area, but
4 also Maui Lani, as well as most of what became Dream City,
5 what historically was referred to as the Waiale Pasture.
6 And interestingly enough, when the town of Kahului was
7 originally conceived back in the '40s, it was envision that
8 Kahului would eventually encompass the entire Waiale pasture
9 area.

10 We went through a community-based planning process
11 involving folks from Kahului, as well as Waikapu in 2005.
12 And what is showing on your handouts is a rendering of that
13 portion of plan that falls within the red area included in
14 the Directed Growth Maps. The details, of course, aren't
15 all that pertinent to your discussion in this round of
16 review. However, the renderings provided are simply to
17 provide a demonstration of mixture of the uses that is
18 contemplated within Waiale. It will include a variety of
19 residential housing types that would allow aging in place, a
20 large regional park area, churches, neighborhood, commercial
21 areas, a school.

22 The area we feel has the benefit of being situated
23 really close to centers of employment, commerce, existing
24 neighborhoods, infrastructure. And we feel it's ideally
25 situated to provide the critical mass needed to offer

1 that park is an urban zoning designation, we would
2 respectfully for the record offer up the fact that the
3 Department's mapping we think is more accurate. Thank you.

4 CHAIR HEDANI: Thank you very much, Mr. Chun.
5 Questions from the Commission?
6 Thank you very much.

7 The next person to testify -- the next listed
8 stakeholder is the Waihee Community Association. And it's
9 comments on the recommendation. And the speaker is
10 Mr. Kaniloa Kamaunu. However, Mr. Kamaunu has requested
11 that we switch places with the Waiehu Kou Community
12 Association with Mr. Daniel Ornellas. So is this
13 Mr. Ornellas or --

14 MR. ORNELLAS: Ornellas.

15 CHAIR HEDANI: Mr. Daniel Ornellas. What we're
16 hearing right now is Waiehu Kou Community Association on the
17 project of the Directed Growth Recommendation. Mr. Daniel
18 Ornellas.

19 MR. ORNELLAS: Aloha Commissioners. Again, my name
20 is Daniel Ornellas. I'm the vice-president of Waiehu Kou
21 Hawaiian Homestead Community Association, vice-president.
22 We have four different associations in our immediate
23 neighborhood.

24 With the guidance of the Waihee Community
25 Association, they wanted to organize the associations in the

1 entire region. We define our region as areas all north of
 2 Ioa Stream. So we're trying to organize neighborhoods
 3 within that broader area. So we include the residents and
 4 elected representatives from Kahakuloa, Waihee Valley,
 5 Waihee Town, Kapuna, Lower Beach Road, Waiehu Kou, Waiehu,
 6 Paukukalo and Puuohala. We represent about 1,000
 7 households, which equates to about 4,000 to 5,000
 8 individuals. And again, we're concerned with growth north
 9 of Ioa Stream. And that was that slide I just missed.

10 So the regional context in which we're addressing
 11 our recommendations to you is part of the Wailuku-Kahului
 12 Community Plan area. I forgot to mention that the residents
 13 of the area have come in support. We have been working
 14 together through a steering committee. So what I'm saying
 15 today is not just one person or one organization, but a
 16 whole community. We're volunteers. We're just like you.
 17 Our motive is quality of life, not profit. So again, I
 18 recognize the community. And they're standing to support
 19 our presentation.

20 In our region, we have a lot of natural resources.
 21 We've got great resources. We've got ground and surface
 22 water. That should say we have nearshore coral. Good coral
 23 grounds. So that means fishing areas as well as mauka
 24 resources. The area is rich in history and culture. That
 25 area has been cultivated for eons. We have minimal

1 house. Seventy-five percent of the vacant lots are vacation
 2 homes. So they never here. Nobody is ever in the house.
 3 They're not renting them. They're not doing nothing. It's
 4 just vacant. So do we have a housing problem, or do we have
 5 problems with policies that guide growth and development for
 6 housing?

7 Seventy-three percent of the people in
 8 Wailuku-Kahului drive 20-plus miles to work. That mean
 9 everybody go Kahului -- I mean, Kihei or Lahaina. So ideas
 10 of people trying to do urban growth in Waihee area, you've
 11 got a lot of traffic going south. So do we want to add more
 12 traffic going north? It's going to create madness. If you
 13 driveway Waihee to Wailuku through Happy Valley, it's crazy.

14 Existing uses. Farming, recreation, restoration,
 15 residential areas. We've got schools. But the bad things
 16 is we've got a lot of dumping going on because the owners
 17 don't steward their lands. And a lot of resource
 18 extraction, meaning we supply water to basically all of
 19 Central Maui.

20 GPAC wants to put 152 units on 31 acres. 200 units
 21 that are already able to be subdivided on ag land is not
 22 able to be recognized. And Hale Mua's 700-plus units is not
 23 recognized in the recommendation, from what I understand.
 24 And they're proposing Rural Country and Urban Town Land Use
 25 designations in our regional park.

1 infrastructure. It's a two-lane highway that services our
 2 region. There's only sewer out to the new Hawaiian
 3 Homestead area. There is only county water supply out to
 4 Waihee Valley. Other than that, we're pretty
 5 self-sufficient.

6 We're in close proximity to urban core. So
 7 development in our region is not necessary in our opinion
 8 because we're so close to urban core. Transit is doable.
 9 And we've been doing it forever.

10 I forgot to mention, we call ourselves as an
 11 organization Hoouluai, which is named after a heiau that is
 12 in the Waiehu region called Hoouluuluai, which was dedicated
 13 to the gods Kane and Lono, who are our farming stewards.
 14 And again, it just represents what our common interests and
 15 values are, which is to inspire growth and to have areas
 16 flourish, but in an agricultural sense.

17 What is the context? This is from DBEDT's
 18 statistics. This is what the projected numbers are based
 19 on. What I found is that between 2000 and 2007, Maui
 20 County's population grew by 13,000 people. 46 percent of
 21 those were migrants into Maui County. So not just
 22 births/deaths, but the migrants. Almost half.

23 What is our housing context? We've got about
 24 65,000 units right now in Maui County. Twenty percent of
 25 them, or 13,000, is vacant. Vacant means nobody in the

1 Our concerns are, again, infrastructure; roads,
 2 water, sewer. It continues dependence on outside resources.
 3 We're trying to be more self-sufficient. Lacks emphasis on
 4 our relationship with that area. And basically, we're
 5 trying to keep ag-ag. That's our holistic approach to
 6 resource management is ahupua'a. Instead of using Country
 7 Town or Urban Town, let's call it Ahupua'a. What it is,
 8 what it's always been, what we want it to be. Integrates
 9 the human with natural resource of the area.

10 And I want to be more self-reliant. We have common
 11 goals, and we want to emphasize self-sufficiency. I'll just
 12 flip through it.

13 Our recommendation is to get rid of the Hale Mua
 14 project, the regional park -- we don't know why it's
 15 there -- and the 152 lot expansion. Keep ag-ag.

16 CHAIR HEDANI: Thank you very much.

17 Questions from the Commission? Commissioner Starr.

18 COMMISSIONER STARR: Yeah. Mr. Ornellas, first of
 19 all, it's really impressive. It's really powerful when a
 20 community works together and figures out what it wants and
 21 states it. I hope this becomes a model for what we want to
 22 see more in Maui and in the future.

23 I want to ask, do you have a process where you can
 24 actually take the maps that are being generated by the
 25 long-range staff and maybe color in or work on the GIS so

1 that we can see clearly in map form what areas you want to
2 include or exclude compared to the Staff and the GPAC's
3 Recommendation? That will help give us clarity.

4 MR. ORNELLAS: Yes. We do have, again, a steering
5 committee that's hosted by the Waiehu Community Association.
6 We did get tremendous help from the Planning Department. So
7 we have a map that we can clearly articulate our area of
8 urban growth. But basically, we want to keep it to existing
9 growth. The new proposed areas, we don't understand. And
10 again, it doesn't foster our vision for the area. So I will
11 do that.

12 COMMISSIONER STARR: Thank you.

13 CHAIR HEDANI: Questions? Commissioner Mardfin.

14 COMMISSIONER MARDFIN: Just before lunch, we had a
15 David Good speak about a project, Na Mala 'O Waihee. Are
16 you guys at all familiar with what he's projecting, with
17 what he's asking for?

18 MR. ORNELLAS: My understanding is he has come to
19 the community. But the way I understand community-based
20 planning is it's a two-way street, a working relationship.
21 I believe the presentations were more of like this is the
22 property we got, this is what we want to do. I haven't seen
23 that interplay between residents and the developer.

24 COMMISSIONER MARDFIN: In the next couple weeks
25 would be open to meeting with them and hashing things out or

1 smaller projects that were allowed earlier. Thus, it's
2 starting to erase one of the few special features that our
3 small community has been blessed with, which is being able
4 to use the roadways as a source of exercise to spend quality
5 time with family members and neighbors, while enjoying the
6 view that Maui has to offer.

7 You don't see it anymore because people walking the
8 streets the fear of getting hit by these speeding vehicles.
9 Yet we have, what, four or five other developers coming to
10 us saying pretty much the same thing. They're coming to us,
11 "we want to blend into your community. We want to keep your
12 community unique."

13 Let's say we have A&B Properties with 2000 homes;
14 Spencer, we're looking at 1200; Towne Development, 750; and
15 then we have Atherton, 1300. That's 5,250 more homes. Then
16 with this, you add 2.5 cars per home, you've got 13,000 more
17 cars on the streets traveling through Waikapu.

18 I mean, what's really sad too is out of all these
19 people that I just mentioned, there's one company and one
20 company alone that really did it the right way, we feel.
21 They approached the community. They invited us to a
22 workshop, and they got us involved from step one all the way
23 through the end. And that company is A&B Properties. And
24 we are thankful. And we wish more developers would go
25 through that process, you know, get us involved early.

1 is that not likely?

2 MR. ORNELLAS: It's really not in our vision.
3 Because to me, it's a perversion of the ag ordinance. Those
4 large lots were created so that we maintain some type of
5 doable agricultural area. So he wants to take the large lot
6 and further subdivide it. It's a perversion of the ag
7 ordinance.

8 COMMISSIONER MARDFIN: Thank you.

9 CHAIR HEDANI: Thank you, Mr. Ornellas.

10 Next stakeholder is the Waikapu Community
11 Association on the Directed Growth Recommendation. And the
12 speaker Mr. Reid Kowabata.

13 Reid, before you start. If anybody has their cell
14 phone on, turn it off so it doesn't interfere with our
15 electronics. Thank you. Go ahead.

16 MR. KOWABATA: Good afternoon Chair and
17 Commissioners. My name is Reid Kowabata, and I do live in
18 Waikapu. Sorry, I'm not as polished as Mr. Ornellas here.

19 We the people of this quiet, peaceful community are
20 very concerned about future growth surrounding our community
21 and are fearful that Waikapu will be squeezed and lost
22 between all this whole new development that is being
23 presented to our association. Already where I live on West
24 Waiko Road, we're being bombarded with construction trucks,
25 new traffic racing up and down the streets from these two

1 The Waikapu Community has been in talks with two
2 other association in Waiolani and also the Waikapu Gardens,
3 Jessie Spencer's. And we have drafted a statement of values
4 and concerns, which I believe was handed out to you guys
5 sometime last week. I think Monday evening, we had a
6 meeting. We looked at some maps that GPAC has drawn up.
7 And we support their recommendations to keep a clear and
8 open space around our Waikapu community.

9 To that end it, we just feel that we should work
10 all together. Because we do -- Maui has a lot to grow. But
11 if we do it the right way, just do it smart and I think keep
12 prime lands -- prime agricultural lands for ag. And we
13 really support that. Thank you for your time.

14 CHAIR HEDANI: Thank you, Mr. Kowabata.

15 Commissioner Starr.

16 COMMISSIONER STARR: Yeah. Just for clarity's
17 sake. You support the GPAC's Recommended Map without any
18 additions or subtractions to that?

19 MR. KOWABATA: They have a clear, wide, open space
20 boundary. And that would really keep Waikapu unique. So we
21 do support that.

22 CHAIR HEDANI: Additional questions? Commissioner
23 Hiranaga.

24 COMMISSIONER HIRANAGA: Similar to Waihee, rather
25 than stating values of what you do like, it would be much

1 better if you provide us with a map of the proposed projects
2 and what you are for and against so we have a much clearer
3 vision of what the committee wants.

4 MR. KOWABATA: Sure, we can do that. Like I said,
5 we just started to get together with three other
6 associations. So we figure with a broader voice, it was
7 just getting started. So we did have our second meeting.
8 And we will be working on a third.

9 COMMISSIONER HIRANAGA: You don't have a whole lot
10 of time because we are going to be looking at the maps very
11 shortly.

12 MR. KOWABATA: Okay. I believe your next meeting
13 is August. We'll have some maps for you then.

14 CHAIR HEDANI: Additional questions?

15 Thank you very much, Mr. Kowabata.

16 Next stakeholder is the Sierra Club. And the
17 project is Waiale Park. And the speaker is Lucienne DeNaie.

18 MS. DENAIE: Thank you, Chair.

19 May I have my slide. Is it going to be up there?
20 It's coming. Thank you.

21 This area you heard discussed by Mr. Chun and the
22 Waiale project is something that has had some community
23 input and GPAC discussed it for a number of sessions as
24 well. I want to start by saying back in the 1980s, a lot of
25 the Sierra Club leaders lived and worked in Central Maui.

1 area. And I gave you folks some pictures in your handout of
2 what it looks like. It's beautiful. It's a very lovely
3 area.

4 What I would ask of you on behalf of the Sierra
5 Club is that dotted line that you see that excludes that
6 area from the Urban Growth Boundary is a very good idea.
7 Why? Because that way, no one can change their mind a few
8 years later and say, oh, it's in the Urban Growth Boundary;
9 yeah, they talked about a park there; we're going to move
10 the park somewhere else, and now this will be houses.

11 If it deserves the respect of being protected, it
12 can be outside an Urban Growth Boundary area. And it can
13 act as a buffer between the communities of Waikapu and
14 Kahului, as we have heard local residents express. We heard
15 this. As a GPAC member -- I'll change hats here. We heard
16 this over and over again. The communities really wanted to
17 have a definite sense of their place, and not just run one
18 into the other.

19 You'll notice the area a little further up the
20 green area, that is the Waiale Reservoir. And on the
21 Director's version, that area has a little more acreage in
22 it. We would also support that. There is a small little
23 finger of Maui Lani that is entitled in that area from way,
24 way, way back when. But it's also on our hazard maps a
25 hazard area because that reservoir is about 70 feet higher

1 And at that time, they urged for the preservation for some
2 very unique features that were in that Central Maui area
3 which were the lithofied sand dunes.

4 These sand dunes are 80,000 years old. They are a
5 very, very unique feature that defines the isthmus of the
6 island of Maui. And they were created by a combination of
7 both wind and water. Well, unfortunately, the majority of
8 these geological wonders have been destroyed by Central Maui
9 developments. And a sad side note of that story has been
10 the disturbance of hundreds of burials entrusted by our
11 kapuna to the dunes in spite of the valiant and courageous
12 efforts of our burial council to minimize this disruption.

13 I have to say one of the saddest things I've
14 experienced was to hear Sam Kalalau, chair of the Cultural
15 Resources Commission, explain to us that when his father
16 passed recently, he asked not to be buried in the earth
17 because it wasn't a safe place to leave your bones because
18 someone could come and move them later. And Mr. Kalalau was
19 in tears. To see one of our old and respected family have
20 to come to that conclusion is sad.

21 But there is a solution. The solution is what you
22 see proposed in this map. There is a green area in the
23 middle that contains some very, very, very substantial
24 remnants of these sand dunes and the burials that they
25 contain. This remnant is looked at as a preserve and park

1 than the lands below it. And if that dam were to burst,
2 there could be problems. Right now, there's a golf course
3 down below it. No problems.

4 So we would support the Director's version on that
5 little area. We also would support what the Waikapu
6 community has said; leave that open space where the Pu'unani
7 subdivision is being proposed, it is really to needed to
8 help define the community. So I would once again say please
9 look at these Urban Growth Boundaries as a chance to create
10 communities that will have their integrity for many, many
11 years to come, and not just end up being one long housing
12 development after another.

13 Perhaps Dream City and Maui Lani and the Waiale
14 Pasture were all one in plantation era times, but they have
15 a much older history than that. And they have their own
16 separate identities that comes from that history. And that
17 should really be honored. Thank you.

18 CHAIR HEDANI: Thank you very much, Lucienne.

19 Questions from the Commission? Commissioner Starr.

20 COMMISSIONER STARR: Yeah. This kind of dog-leg
21 shaped green space buffer. What -- was that originated
22 anywhere, or is this a new concept? And can you provide
23 it -- can you provide maps of that for us.

24 MS. DENAIE: Well, it is the map that would be
25 given to you as the GPAC Recommendation. And I certainly

1 can provide a copy of that to you.
 2 That dog-shape area, originally a park was proposed
 3 as part of that, but it didn't have the leg going over to
 4 Kuihelani Highway to the right. It had only in wider area
 5 in the middle. And that wider area in the middle includes
 6 known dunes that have sand burials in it. The old Hawaiian
 7 Cement sand mining site that has like about 77 burials
 8 that -- there's a picture of what they look like. They're
 9 preserve areas. And it has the old dump as well which is
 10 not A&B's land which is county land the old Waikapu dump.
 11 COMMISSIONER STARR: Could you show us what the
 12 boundaries of the GPAC --
 13 MS. DENAIE: You want me to just go up there?
 14 COMMISSIONER STARR: Yeah, as long as you don't
 15 speak up there.
 16 So basically, what you have there was a GPAC
 17 Recommendation?
 18 MS. DENAIE: Yeah. See where it says GPAC? I was
 19 a little confused. You already have this map.
 20 COMMISSIONER STARR: Thank you.
 21 CHAIR HEDANI: Commissioner Hiranaga.
 22 COMMISSIONER HIRANAGA: I haven't studied these
 23 maps in detail. But the upper left section where it meets
 24 Honoapiilani Highway, is that the proposed two lots for the
 25 churches, or am I mistaken?

1 The next stakeholder is Mr. Mike Atherton. The
 2 project is Waikapu Country Town. And the speaker is
 3 Mr. Chris Hart.
 4 MR. HART: Thank you very much, Mr. Chair, members
 5 of the Commission. It gives me great pleasure to be able to
 6 present this project. Waikapu Country Town master plan on
 7 behalf of Mr. Mike Atherton and Waikapu Properties, LLC.
 8 Our project is located in the vicinity of Wailuku
 9 and Kahului. Essentially, what we're proposing is
 10 essentially looking at Waikapu Town, which has been
 11 identified as a country town since the adoption of the
 12 Country Town Business District Zoning Ordinance in 1987.
 13 And the idea is to basically complete the business district
 14 and provide a sense of place in the context of a country
 15 town. This is the community plan which identifies the
 16 existing area of Waikapu Town, together with the area that's
 17 identified as Tropical Plantation Project District 6 to the
 18 west.
 19 This is the Urban Growth Boundary that was
 20 recommended by the Planning Department, which identifies a
 21 separation between Waikapu-Kahului and the establishment of
 22 the Waikapu Country Town and essentially, in this particular
 23 case, identifies the alignment of Waiale Drive, which has
 24 been supported by the Department of Public Works as the
 25 alignment of the bypass from Honoapiilani Highway.

1 MS. DENAIE: Mr. Summers may want to answer that.
 2 But there are a couple of church lots there near the VMX.
 3 And the VMX is above that park area. It would be, you know,
 4 going up on the map. The VMX is part of Maui Lani, their
 5 affordable housing area.
 6 COMMISSIONER HIRANAGA: So are you concerned at all
 7 if it does impact the church lots, or you're opposing the
 8 church lots?
 9 MS. DENAIE: Oh, no, the church lots -- oh, you're
 10 saying they're in the area that are left out of the
 11 boundary, that one little area there?
 12 COMMISSIONER HIRANAGA: I'm not sure. I believe
 13 they may be.
 14 MS. DENAIE: You may be right about that. But, you
 15 know, frankly, that could be remedied by two little lines,
 16 you know, around it.
 17 COMMISSIONER HIRANAGA: So you're not opposed to --
 18 MS. DENAIE: Oh, I think the church should be in
 19 the boundary, you know. It's just sometimes parks are set
 20 aside -- look at Pulelehua. That was a park, 50-acre park.
 21 Everybody thought what a great idea. Now it's a
 22 subdivision. So let's send a clear message that if it's a
 23 park, it's a park or a preserve.
 24 COMMISSIONER HIRANAGA: Thank you.
 25 CHAIR HEDANI: Thank you very much, Lucienne.

1 Our vision is to create a complete community where
 2 residence can live, work, shop and play in a healthy, safe
 3 and friendly environment. We will create a community that
 4 builds on the existing Waikapu Town and blends with the
 5 natural landscape and traditional settlement patterns, while
 6 protecting agricultural lands as a separation from Maalaea.
 7 This would be our proposed plan would be to
 8 basically fill out, create a main street along Honoapiilani
 9 Highway with a sense of place in the context of a town
 10 center at the Maui Tropical Plantation surrounded by urban
 11 single-family residential -- sorry.
 12 Single-family residential, multifamily and
 13 essentially the development of the Waiale Bypass, together
 14 with the public/quasi-public uses, fire station, school and
 15 an athletic field for a park. This would be a rural ag
 16 conservation subdivision and agricultural subdivision that
 17 would be created by the transfer of development rights,
 18 TDRs.
 19 This is our illustrative master plan. It shows
 20 approximately eight miles of open space water preservation
 21 and eight miles of trails and walkways and bikeways together
 22 with preservation of open space, waterways, et cetera.
 23 The plan provides for affordable housing, 70
 24 percent, between 80 and 160 percent of the HUD median;
 25 complete neighborhoods; close to regional employment;

1 interconnected streets and conducive transit to Waiale
2 Bypass; close to regional infrastructure and public
3 facilities; community center and general store; over eight
4 miles of trails, greenways, hiking and biking; over 1077
5 areas of protected prime agricultural lands and agricultural
6 park.

7 Affordable housing, at least 70 percent would be
8 affordable residence, making about 80 and 160 percent of the
9 county's median income as determined by the United States
10 Department of Housing and Urban Development. Complete
11 neighborhoods; live, work, shop, play and attend school with
12 traditional neighborhood settings; diverse housing types;
13 interconnected neighborhoods and public transit to Wailuku
14 and Kahului; employment centers; reduce automobile
15 dependence. Basically, the creation of a general store. In
16 other words, a redesign and redefinition of the several of
17 the buildings at the Maui Tropical Plantation. This would
18 be a plantation country town street within the project.

19 Waikapu Country Town will have a community center,
20 parks, trails, schools, a police and fire station and other
21 public facilities which would benefit all Maui residents.
22 Over eight miles of green trails and pathways, Waikapu
23 Country Town will be a model of sustainability incorporating
24 green building technologies, opportunities for water and
25 energy conservation. Wastewater will be captured and the

1 them. We are in the process of providing additional
2 information regarding cultural and heritage resources in the
3 area. And we are planning to continue our dialog with the
4 community association. Also, we're planning to continue
5 dialog with the Wailuku Community Association.

6 We feel this is an evolution complement to the
7 community as it exists today in the context that really the
8 only commercial that exists in Waikapu is basically the
9 Waikapu Stop and the Maui Sign Shop. And it could be a
10 truly developed country town. And it definitely is in
11 proximity to jobs and basically would create a situation
12 that would not be dependent on the automobile from a point
13 of view that pretty much everybody could ride bikes and
14 commute in the context of pedestrian walkways.

15 We feel this is a legitimate proposal for basically
16 the completion of Waikapu as a country town. And we will
17 work with the Waikapu Community Association to that end.

18 CHAIR HEDANI: Additional questions?

19 Thank you very much, Chris.

20 MR. HART: Thank you.

21 CHAIR HEDANI: The next stakeholder is the Tri-Isle
22 Community Association. Comments on the Directed Growth
23 Recommendation. The speaker is Jocelyn Perreira.

24 MS. PERREIRA: Before we start our time, we need to
25 make a clarification. We are one organization with chapters

1 storage of storm water; reducing automobile dependence;
2 protect agricultural lands, will pursue a LEED neighborhood
3 development certification.

4 The project has two well sites. Through transfer
5 of development rights and conservation subdivision design,
6 over 1,077 acres of prime agriculture land will be preserved
7 for farming.

8 The country town master plan, in conclusion, we
9 believe that Waikapu Country Town's unique location abutting
10 agricultural land's, scenic, natural and cultural resources,
11 and close proximity to supporting infrastructure, public
12 facilities and regional employment centers makes it an ideal
13 location for mixed use and affordable country town community
14 of Waikapu. Thank you very much.

15 CHAIR HEDANI: Perfect timing, Chris.

16 Questions from the Commission? Commissioner Starr.

17 COMMISSIONER STARR: Yeah. We just heard from the
18 Waikapu Community Association. What you're proposing seems
19 to be in direct conflict with the community's desires. How
20 do you reconcile the fact that the community is saying this
21 is not -- in contrast to what they want?

22 MR. HART: First of all, I'm not sure if it's in
23 direct conflict of what they want. Actually, we did meet
24 with the Board of Director's of the Waikapu Community
25 Association earlier this year. We have taken direction from

1 in different communities. We had requested to speak as one
2 united group as we did to the GPAC members. It is called
3 the Wailuku Main Street Association Tri-Isle Main Street
4 Resource Center. This portion of the presentation focuses
5 on Wailuku Main Street Association.

6 In the Paia-Haiku where it says Tri-Isle Main
7 Street, it should be Paia Main Street Association and Haiku
8 Main Street Community. And in the Makawao area, it would be
9 Makawao Main Street Association. So I'm going to try to
10 take one basic presentation. We did do one document for
11 you. So if you can bare with us as we go through the
12 document, I have to split it up. Now you can start my time.

13 CHAIR HEDANI: The time has already started,
14 Jocelyn.

15 MS. PERREIRA: I'm sorry. I was making a very
16 important correction that I was told I would be allowed to
17 make. All right.

18 Aloha members. The presentation was made to the
19 GPAC committee back in October of last year. Just as you
20 had the Waihee community stand up, we had the communities
21 out in force at that meeting that evening. It's on the
22 second page, you can see some of the representation. We had
23 a very comprehensive presentation that was made. And they
24 were a result of discussion panels, workshop forums,
25 respective main street meetings, numerous outreach efforts,

1 community-based process, and diverse participation in a
2 variety of venues. Outreach efforts through area
3 representatives solicited random responses through talk
4 story sessions to get a good random sampling of grass roots
5 thoughts and ideas.

6 The formats of our communities are to ensure that
7 we were reflecting and incorporating the consensus of those
8 we advocate for in these small towns. Additionally, we had
9 small town forums on Wednesdays in Wailuku that was very
10 well-represented. We had three of them. As a result of
11 that, we have some items that are in this book for you to
12 review.

13 First of all, we talk about program overviews and
14 the vision that needs to match the plan. We also gave you a
15 little sampling of what has happened in Maui County to
16 prevent sprawl beginning in 1967, up to the current date.
17 We have maps for each of our towns. Wailuku in particular
18 is what I'm going to focus on right now.

19 We have a map of Wailuku. If you pull out in the
20 back section, there is this map that you can pull out and
21 you can fold-out. And it talks about the Urban Growth
22 Boundary areas that was determined and represented. Then
23 finally today, we will address a united map which is at the
24 very back of your booklet where it talks about proposed
25 Urban Growth Boundaries Maui County that reflects not only

1 efforts, in our forums and whatnot, we have these working
2 definitions and the planning tools and mapping criteria that
3 have been utilized by the Planning Department.

4 Thank you very much for this opportunity to speak
5 for the Wailuku community that we advocate for.

6 CHAIR HEDANI: Questions from the Commission?
7 Commissioner Hiranaga.

8 COMMISSIONER HIRANAGA: I'm looking at this map, it
9 seems the Urban Growth Boundary is open-ended, it doesn't
10 close. Your Urban Growth Boundary Map doesn't close.

11 MS. PERREIRA: I'm sorry. I'm not the best person
12 to explain this particular map. John Minn assisted us in
13 fine-tuning it, and I assure you he does have it closed
14 somewhere. It's just I may not have the exact -- I'm not
15 able to probably tell you exactly where it closes off.

16 CHAIR HEDANI: Additional questions?

17 MS. PERREIRA: But he can.

18 CHAIR HEDANI: Thank you very much, Jocelyn.

19 MS. PERREIRA: Thank you very much.

20 CHAIR HEDANI: At this point, we'd like to take the
21 Waihee Community Association on the Directed Growth
22 Recommendation Mr. Kaniloa Kamaunu.

23 MR. KAMAUNU: Good afternoon, Commissioners. Thank
24 you for the opportunity to speak on behalf of the Waihee
25 Community Association.

1 the Wailuku District, but the island as well.

2 Because even though we come from respective
3 communities, we don't just live in our community. We are
4 not confined to just living in the community. So if we're
5 going to go outside our communities, what happens outside of
6 our communities have a direct impact on our communities as
7 well. And this is what we brought for you today.

8 Now, we are in support of what was put forth by the
9 GPAC for the Wailuku area, with the exception of the infill
10 development. There is a map in here for the Maui
11 Redevelopment Agency. And the GPAC gave them only 100 units
12 of infill. And we support the Planning Department's units.
13 And that's an increase. Because of the revitalization
14 efforts taking place in the heart of town. We respectfully
15 request that you take the Director's Recommendation for that
16 particular instance.

17 Our groups have been supported by a team of design
18 professionals, planners, architects, engineering, so and so
19 forth. And they have spent a lot of time working within the
20 community to develop -- in the yellow section in your
21 booklet is a site evaluation criteria. It lists no less
22 than 15 criteria that one would take into account when you
23 are going to determine what kind of development might be
24 appropriate.

25 We're also happy to see that as a result of our

1 Just to reiterate our concerns as far as the growth
2 area that we're looking at that is actually present on the
3 map. We have talked about, of course, the detrimental end
4 of what will happen to us. As it was spoken of before by
5 Daniel -- he gave a great presentation for the steering
6 committee. We're looking at the influx of people up to the
7 amount of maybe 600 just in that condensed area. You know,
8 and then we're looking at, you know, about at least two cars
9 per families. That's another 300 motor vehicles in our area
10 just adding to the traffic. And that's not also imposing
11 upon our school that's already pretty much maxed out.

12 In fact, I believe we had someone who came to speak
13 in our last association meeting or our steering,
14 Ms. Cochran. And she commented that a lot of our buildings
15 are still portables, which are actually supposed to be put
16 into permanent structures, which haven't happened at this
17 time.

18 If we're looking at urbanization in our area, it
19 doesn't work for us. Because basically, we don't benefit as
20 a community from it. We are basically not more than five to
21 ten minutes from wherever we are to get to the nearest gas
22 station, foodmart. We're right out of town from here.
23 That's why we didn't have the Commission come out to our
24 area because we were told we were close.

25 So if we're looking at those statements made, then

1 what use is the urbanization in our area? It really doesn't
2 enhance us. It really actually takes us back. Because now
3 we're fighting for space. Like it was also mentioned, you
4 know, we have a small little road. It's just a two-lane
5 road -- which we love, by the way. You know, and we want to
6 keep it that way. We are close knit, as you can see. We
7 have been working together to get our thoughts across as far
8 as continuing to be -- I thought it was kind of funny, a
9 country town would want to have another country town built
10 right next door to it. I didn't know we were anything more
11 than just a country town.

12 But we do have resources that, if not maintained,
13 is detrimental to the whole island. As we know in Hawaii
14 Ha, just last year, in the last couple years, we've been
15 fighting about the instream water system. And we're still
16 fighting that system, fighting over the resources. We're
17 talking about the aquaculture that we have there. Waihee's
18 always been an area for fishing. It has been an area for
19 kalo growing and other types of agricultural items that are
20 going on.

21 So with an influx, does this benefit us? I believe
22 not because it takes more space away. That means now we
23 have to take more of our resources to supply that area. So
24 I mean, we're looking at -- we're just losing. If you're
25 looking at it from our point of view, there is no benefit

1 for us. We actually come to a loss. There's a benefit for
2 those who want to put this in there because they have, you
3 know, money at stake.

4 But the thing we have to realize is that, you know,
5 it's a farming area. And it's an agricultural area. If you
6 bought it for any other purpose, your presumptions are
7 wrong. You should stay to farming and stay to what is
8 really beneficial to the people. And, you know, we still
9 want to reiterate where we want to have the time, we've
10 taken surveys in our area for the people in the community of
11 things they want to see happen. I feel it's ill-advised for
12 me to give that recommendation at the time because we
13 haven't sat down to really hash out what the community needs
14 and what is proper and conducive for us at the time.

15 So you know, please, give us that opportunity to be
16 able to make a plan which is solidified by as, you can see,
17 the members of the community. Thank you.

18 Oh, am I still --

19 CHAIR HEDANI: Keep going until you hear the
20 buzzer.

21 MR. KAMAUNU: Okay -- that's funny. Time it just
22 right.

23 CHAIR HEDANI: Maybe you can get somebody to ask
24 you a question. Commissioner Starr.

25 COMMISSIONER STARR: Yeah. My question to you is

1 what were you going to say?

2 MR. KAMAUNU: I had gone up to -- I took some time
3 to go up to the office upstairs. And I was looking at the
4 zoning -- I guess of the outline of the zoning. And I was
5 looking at part it of. If the application is granted, would
6 it not adversely affect or interfere with the public or
7 private schools, parks, playgrounds, water system, sewage,
8 solid waste disposal, drainage roadway, transportation
9 systems or public requirements or conveniences or
10 improvements? So if we look at just that one point, where
11 does Waihee fall? Thank you.

12 CHAIR HEDANI: Thank you very much. Additional
13 questions? Thank you very much.

14 Next person that we have as a stakeholder is the
15 Lokelani Ohana on the Directed Growth Recommendation. And
16 the speaker is Christina Chang.

17 MS. CHANG: Aloha, Commissioners. Thank you for
18 taking the testimony -- the presentation today. I'm
19 representing my daughter who is not with me because she's a
20 26-year old woman with autism, and her quality behavior
21 outcome Medicaid waiver provider believed it would be too
22 difficult for her to come in, although that was our
23 intention. So this is really presented from her
24 perspective. And her name is Melia Laakea Angelica Chang.

25 Here, pictured with her is her great grandmother,

1 inlaw of her tutu, who's down below her -- where's the red
2 pen, please. Pointer, yeah.

3 To the right of her is her great grandmother who
4 lived in Waihee. So four generations ago, her grandmother
5 was living in Waihee. And this is her ohana that lives in
6 the second development in Hawaiian homes. And her father,
7 who is living on the property at the farm in Waihee.

8 So we had a kickoff a couple years ago for the
9 Lokelani Ohana celebration, which is a restoration of old
10 Hawaiian land there that is nourished by kuleana water.

11 And when Angelica was ten, she left Maui because
12 the school systems weren't able to really support her needs
13 educationally because of the level of her autism. And she
14 went to Camp Hill Village, which is Rudolph Steiner Waldorf
15 education based in Pennsylvania. The only one in the United
16 States for kids. And these are pictures of the first
17 village that was created in New York.

18 And it's interesting because the traditional
19 Hawaiian values that are held priceless in Hawaii also exist
20 within these communities. They're ag based. They're rural
21 areas that people live in harmony with their environment.
22 They grow a lot of their own food. And they invite local
23 people in to participate in community events. They also
24 contribute a lot to the community. They bake breads and
25 deliver cookies and a have a dairy and developed milk.

1 Okay. So this is just pictures of the school where
 2 she went which is for children which is in Pennsylvania.
 3 And Angelica returned after living there for 12 years and
 4 has brought with her the development of Lokelani Ohana,
 5 which is a nonprofit community effort to support residential
 6 ag living with people with special needs. The model is
 7 living in community together. And this is the clearing of
 8 the land. More pictures in the restoration of the lo'i
 9 project that we've been doing.

10 This is a chart on how many people in Hawaii from
 11 2001 to 2006 had a 44 percent increase of people with
 12 developmental disabilities. There's an alarming increase of
 13 people with special needs happening.

14 So the Lokelani Ohana agricultural community right
 15 now has two life-sharing homes. One in Waihee and one in
 16 Makawao. We run an organic program, a saree weaving
 17 program, and an educational and therapy program. We serve
 18 about 60 people a month in our programs. Our goal is to
 19 expand our services to a larger piece of land and create an
 20 independent ecovillage. And we're working on that model.
 21 And we feel this model is really align to the traditional
 22 ways of living that the Hawaiians settled with ahupua'a,
 23 where they evaluated their resources and lived accordingly
 24 to what could support the community. And it will be as
 25 self-sufficient as much as possible village.

1 So we're going to run these quickly because we only
 2 have a minute left. This is the clearing of the land, you
 3 can see from the picture here. This is how the land looked
 4 when we moved back four years ago. This is the clearing of
 5 the land. And then Bobby Paia, our consultant and friend,
 6 provided us with 21 varieties of indigenous kalo. And these
 7 are the kids from Easter Seals collecting the luau leaf to
 8 make beef luau. So you're all welcome to come out and take
 9 a walk around the property.

10 Our goals are -- this is Angelica diving. And
 11 we're asking for three focuses. Keep agriculture
 12 agriculture. Restore the water to the rivers and streams.
 13 It used to be wetland lo'i where we are. And we don't even
 14 have enough for the entire farm. There's three lo'ies left
 15 that we can't develop because we don't have enough water and
 16 to do proper land management, ahupua'a, based on traditional
 17 Hawaiian values.

18 So there's many --
 19 CHAIR HEDANI: Thank you very much, Christina.
 20 Time's up.
 21 MS. CHANG: Okay. Are there any questions?
 22 CHAIR HEDANI: Questions from the Commission?
 23 Thank you very much.
 24 MS. CHANG: Thank you very much.
 25 CHAIR HEDANI: Next stakeholder is Maui Tomorrow.

1 Comments on the Directed Growth Recommendation. And the
 2 speaker is Irene Bowie.

3 MS. BOWIE: Good afternoon, Chair Hedani and
 4 Commission Members. Maui Tomorrow foundation supports
 5 SmartGrowth principles and ask that they be considered as a
 6 guiding factor in the Maui County 2030 General Plan. These
 7 principles direct development towards communities already
 8 within service areas of existing or planned infrastructure;
 9 thereby, utilizing the resources these neighborhoods offer.

10 In uncertain economic times, this strategy will
 11 allow local government to more economically provide citizens
 12 with a high level of service. It will also fulfill the
 13 wishes of local citizens as expressed in Decisions Maui,
 14 Focus Maui Nui, and the Maui General Plan Updated Countywide
 15 Policy Plan to protect open space and natural resources on
 16 the urban fringe.

17 The right blend of natural and built environment
 18 creates livable communities and is vital to an improved
 19 quality of life for residents. Nationwide studies show the
 20 availability of nearby parks, preserves and open space helps
 21 property hold their long-term investment value.

22 Development in existing neighborhoods represents an
 23 approach to growth that can help ensure the continuation of
 24 funding for publicly-operated infrastructure systems, such
 25 as water trash and wastewater. In contrast, many of the new

1 communities proposed in outlined areas will be located far
 2 beyond the county's service area reach. Most proposed to be
 3 dependent upon private infrastructure systems which are more
 4 expensive for residence and can be subject to financial
 5 problems, as we've seen with the Molokai Ranch system.

6 By encouraging infill development of well-planned
 7 expansion of existing communities, residents of those
 8 communities benefit from a closer proximity to jobs and
 9 services, future improvements in services, such as curbside
 10 recycling and quicker fire and police response times, and
 11 cost savings to local government.

12 But encouraging this type of development, all Maui
 13 citizen from a stronger tax base, increased deficiency of
 14 already developed land and infrastructure, support for
 15 existing small towns and local businesses, increased
 16 opportunity to design and redesign communities for healthy,
 17 affordable living, with walking and bike paths leading to
 18 shopping, jobs, schools and parks. Preservation of
 19 productive agricultural lands and family farms, more open
 20 space. And in some cases, the strengthening of rural
 21 communities.

22 Maui Tomorrow encourages Commissioners to support
 23 Maui Island Plan Policies and Maps, which provide affordable
 24 Workforce Housing as part of mixed use, neighborhoods and
 25 areas where functioning public infrastructure systems are

1 available, or plan for construction in the near future;
2 places development near jobs, shopping, fire and police
3 stations, adequate water and sewage treatment facilities,
4 roads and schools, and lessons the impact on cultural and
5 environmental resources. Quality of life is important to
6 the residents of Maui County.

7 We ask that development not be encouraged just
8 because developers find cheap agricultural land on which to
9 build, as this doesn't take into account the hidden cost to
10 residents. Will sewage and other utility rates go up
11 because of the expense of providing these necessities into
12 outlying areas? Will publicly funded systems to continually
13 boost rates due to a loss of incoming revenue from the
14 disproportionate number of private new hookups?

15 Maui Tomorrow Foundation supports the planning
16 Director's Urban Growth Boundaries and opposes development
17 prime agriculture land that is remote from both jobs and
18 infrastructure. If this body's goal is to provide a
19 desirable community for our children and their's, then we
20 must be disciplined enough to make the correct choices for
21 long-term planning, rather to looking at quick fixes that
22 won't service in the long-run.

23 Maui Tomorrow encourages the Commission to support
24 Urban Growth Boundaries that place future development near
25 already existing communities where infrastructure is

1 down towards Kuau. And Mama's Fish House is down here. So
2 they're right in between. I think most of the Commissioners
3 are familiar with the area.

4 The lots were subdivided when the County obtained
5 these areas here for the beach park. This is roughly the
6 State Urban District Boundary. Everything makai side of
7 this line is within the Urban District. So as you can see,
8 they are in an urbanized area.

9 A little bit of background. The properties were
10 sub -- there's three lots that resulted from a subdivision
11 when the properties were still Interim Zoned in 1998.

12 CHAIR HEDANI: Bill, can you make sure you use the
13 microphone, please.

14 MR. SPENCE: Okay. They were subdivided when the
15 properties were still Interim Zoned in 1998. As people came
16 forward and purchased those lots, they went ahead and built
17 homes underneath that zoning. Then at the end of '98, the
18 County Council adopted our current Ag Zoning District that
19 we have now. What this did was made most of those homes
20 nonconforming. And a whole host of issues comes along with
21 that. So -- and there's really only one lot within the
22 three that could even possibly do any agriculture.

23 Here's a community plan. Again, Paia Town, Baldwin
24 Avenue, Hana Highway, on down to Mama's Fish House. So
25 they're a little island of agricultural zoning in the middle

1 available and protects agriculture lands; thereby, providing
2 greenways, parks and both natural and cultural preserves as
3 part of sensible urban planning. Thank you.

4 CHAIR HEDANI: Irene, could you provide a copy of
5 your comments to the stenographer.

6 MS. BOWIE: Sure.

7 CHAIR HEDANI: Questions from the Commission?

8 We're going to move to the Paia-Haiku section. The
9 first stakeholder that we have is Philip Binney. The
10 project is Urban Core Boundary Project. And the speaker is
11 Mr. Philip Binney.

12 MR. SPENCE: Good afternoon, Commissioners. My
13 name William Spence. I'm representing the owners of the
14 Kuau Beach Lots. And there's three parcels. And their
15 request today is to be included in the Urban Growth
16 Boundaries. And the reason that -- the bottom line of why
17 they need to be included is because they're going to come in
18 and change the -- and request a change in zoning from this
19 body and, ultimately, Council. And we'll get into a little
20 bit why.

21 They're already in the State Urban District.
22 They're surrounded by urban zonings. But yet, they're
23 community planned agricultural and they're county zoned
24 agricultural. You can see where the location -- this is
25 Paia Town here. Baldwin Avenue. This is Hana Highway going

1 of, you know, R-1, R-3, the park and some public properties
2 there. And again, the urban boundary, everything makai side
3 of that is within the Urban District.

4 A little bit of an aerial showing how the
5 properties are developed. The first property -- you can see
6 a number of homes here, including one very large home.
7 These are hardly agricultural lots. This property here, the
8 middle one, has been condominiumized into three properties.
9 And then the very last lot, there's only one home on there
10 now. But at some time in the future, you know, the owner
11 would like to be able to build something.

12 Now, what the GPAC recommended, this is their map
13 that, no doubt, you have a copy of. The properties are
14 right in here. So there's a little gap in there in the
15 proposed urban boundaries. A little bit closer. And the
16 GPAC's Recommendation is the same as the Director's Maps
17 that have been forwarded to you. So these three parcels are
18 right in here. I mean, all of these properties are already
19 within the Urban District.

20 Basically, what they're asking for is to be
21 included within this boundary so they can proceed with the
22 change in zoning. And just a really quick recap. It's just
23 an island of quote/unquote agricultural. As you saw on the
24 slides there, those are hardly agricultural lots. There's
25 never going to be any kind of full-blown agricultural on

1 them. It's just not feasible. The community plan and the
2 zoning will be changed at some point. But in order to do
3 so, they need to be put into the Urban Growth Boundaries.

4 And they're doing this mostly to bring their
5 structures back into conformity. They're not requesting
6 this to be able to build a whole lot more and not develop.
7 They just want to be able to resolve the issues with SMA
8 consistency; what happens when you apply for a building
9 permit and the Department comes and asks for a farm plan;
10 well, we want farm these, we can't do this. You know, they
11 want to resolve all those issues. But it's just a matter of
12 including them in their Urban Growth Boundary.

13 CHAIR HEDANI: Thank you.

14 Questions from the Commission?

15 Thank you very much, Bill.

16 MR. SPENCE: Thank you very much.

17 CHAIR HEDANI: The Sierra Club is the next
18 stakeholder. The subject is the North Shore Heritage Park.
19 And the speaker is Lucienne DeNaie.

20 MS. DENAIE: Thank you, Chair Hedani. Nice to see
21 you all again. You can see our theme for the Sierra Club is
22 protecting treasured places.

23 A lot of people call this beach their church or
24 their therapy zone. It's widely used by people who fish,
25 walk, swim, hang out with their families, teach their kids

1 to swim, boogie borders, surfers. It's really a beloved
2 treasure. And those of you who are familiar with the north
3 shore realize that we don't have too many long, white
4 beaches on the north shore. In fact, there's very few.
5 There's Hookipa and there's Baldwin Beach here.

6 For years, the Sierra Club has been talking about
7 community groups. This area has been the beach. And the
8 area where the trees are, which is makai of the existing
9 Spreckelsville Golf Course, has been in community plans as
10 park and open space for the last -- I don't know, 15 years
11 or so, as well as a portion of land mauka of Baldwin Beach
12 Park. And the recommendations of policies in the Haiku-Paia
13 Community Plan is to consolidate this area as some sort of a
14 regional park and connect it with a bikeway with lands that
15 are at the Hookipa area a little bit east.

16 And we strongly support this and just think this
17 vision needs to move forward in each planning document. And
18 fortunately, both the Director's version and GPAC's version
19 have agreed with this. So this isn't against anything.
20 This is for the idea that this is a good thing to include
21 the park.

22 The one addition that has been made from the
23 community plan mark -- and this is on your Maps N1 and N2,
24 the idea is that there would be -- you can hold that one a
25 minute. There would be an area mauka. You see that long

1 blue line, that's Kailua Gulch there. All those red circles
2 along it are place names. Those are historical place names
3 of pohaku rocks. There's a beautiful heiau right along the
4 gulch. And that gulch is a dividing line between to Moku's;
5 the Moku of Wailuku and the Moku of Hamakuapoko. So it's a
6 very important geological feature.

7 It goes all the way to Haleakala. You know, not up
8 to the tippy-top, but up to around 7,000 feet. Major
9 drainage channel. And, of course, where the drainage goes
10 is Baldwin Beach. That's why the mauka lands to the right
11 of that are very important to include in any future park,
12 they are a flood plain area. And they will allow eventually
13 a riparian sort of solution to the flooding that happens and
14 closes our beach and jeopardizes public health through the
15 water quality when that happens.

16 So we would ask that you go along with what the
17 Staff and the GPAC have recommended and include that mauka
18 land. It can remain in agricultural as long as agriculture
19 is there. We do note that A&B has not included that in
20 their important ag lands that they recently designated. So
21 there may be development plans for land in that area in the
22 future. So it would be good to have that identified as an
23 area that could be a part of a good, wide management plan
24 for our coastal resources.

25 And we also very strongly support the expansion of

1 Hookipa Park. And that is proposed in both the Director's
2 and the GPAC Map. That's that green area up at the right.
3 If you flip through a little bit just a few views, this is
4 Baldwin Beach looking towards wau wau, which is what people
5 call baby beach, safe swimming beach. And then there's the
6 historical aspect -- next line, please. There's the old
7 mill and the mill villages that could be immortalized in a
8 heritage park through some interpreted features over time.
9 And then there is the remains the Kailua heiau, which have
10 not really been explored or documented. And then there's
11 the old history of HC&S, Spreckelsville Mill. There's still
12 old railroad tracks and things from that mill in this area.

13 So there's a lot of history here. And it would be
14 a great place to put together our recreational needs, our
15 cultural needs, and our historic needs and have a place
16 where we can all be proud to pass on into the future. This
17 is the possible remains of a heiau that was described in
18 Kamakau, one of the historians, where a great battle took
19 place, kind of across from the golf course in
20 Spreckelsville, that mauka land.

21 So lots of history here and lots of beautiful land.
22 It's in ag right now. Nothing needs to happen. But this is
23 a 30-year plan, so let's look for the future. Thank you.

24 CHAIR HEDANI: Thank you very much, Lucienne.
25 Questions from the Commission? Thank you.

1 Next person to testify is Wailuku Main Street
2 Association, Inc., slash, Tri-Isle Main Street on the
3 Directed Growth Recommendation. And the speaker is Jocelyn
4 Perreira.

5 MS. PERREIRA: And the correction is this is the
6 Paia Main Street Association, which is an organization, as
7 are the others, united philosophy of economic revitalization
8 within the context of historic preservation, utilizing
9 SmartGrowth and smart planning principles with autonomous
10 voice's in each respected community and their respective
11 board of directors. They've been very involved in the
12 Decisions Maui process and community plans.

13 The map that's in your document that pertains to
14 the Paia area has been a result of comprehensive strategic
15 planning. First one you can see is well-defined and
16 well-mapped out to make the town in a walkable community.
17 And to make sure that there's attention given to the
18 existing town along the shoreline as well as in upper Paia
19 area, that they function as one town.

20 The other map has the bubbles that were put in
21 there when -- before the housing, the affordable housing
22 policy was -- a lot of the affordable housing was planned to
23 go into this particular area. Now that is not the case. So
24 now we do have consistency with the GPAC. And we support
25 the GPAC plan relative to this area.

1 MS. PERREIRA: Thank you.
2 CHAIR HEDANI: Commissioner Mardfin.
3 COMMISSIONER MARDFIN: Yeah, I have one. And maybe
4 it's another time to bring this up. But you raise a good
5 point that the projections are only projections. Would it
6 make sense from your point of view to -- and there may be
7 problems with this approach -- staggering this in the
8 distant, the boundary implementation?

9 Part of what we're looking at is having
10 infrastructure match development. And maybe select some of
11 these areas for development in the next ten years, and a
12 further batch for development in the following ten years,
13 something like that. Does that make sense to you?

14 MS. PERREIRA: Yes. Because that has been
15 discussed extensively in a series of surveys and community
16 meetings and design sketches, and so on. We had a gamut of
17 thoughts and ideas and approaches that come together to be
18 discussed. And that is one area that we feel it is
19 important that you take a look at and see if given the
20 current conditions for the economic changing times, that may
21 be something that you want to take a look at.

22 However, what we don't want to see is our
23 communities locked out of an opportunity they themselves
24 would like to see. And by that, we mean a plan that is
25 really based on a community driven point of view, where

1 And I would like to say to Commissioner Hiranaga,
2 the closed boundaries is the shoreline. Thank you.

3 The last thing to put across is that flexibility in
4 the Maui Island Plan is important to address community
5 needs. A flexible framework for the more detailed land use
6 planning during the community update process, which is to
7 follow, which we support the community plan process. We've
8 been a part of that process for many, many years to provide
9 range of choices and opportunities for our residents and to
10 remember that just because it's in the plan, it doesn't mean
11 that it's going to be built necessarily.

12 That, we do feel that given the changing times, the
13 changing economy, so on and so forth, we have to look at
14 trying to determine -- rather than go by trend numbers, we
15 have to look at the what is the reality of what's taking
16 place in our community today. And we feel that the
17 planning -- the GPAC did an outstanding job responding to
18 the community in this particular planning region, as is the
19 case in Haiku.

20 So we support both the recommendations for the Paia
21 area, as well as Haiku. And I have (inaudible), who is was
22 one the driving factors in this particular area here. Thank
23 you very much.

24 CHAIR HEDANI: Thank you very much.

25 Questions from the Commission?

1 you're really taking into account what the wishes and
2 desires for the preferred future of that community might be.

3 COMMISSIONER MARDFIN: So you'd put an emphasis on
4 the community plans as opposed to the overall Maui Island
5 Plan?

6 MS. PERREIRA: Well, I think they work
7 hand-in-hand, the community plan and the general plan. But
8 I do think the general plan guides the community plans. So
9 you have to give them some sort of direction. But the
10 specifics that happens in each community, I think the
11 specifics really -- a lot of it has to be hammered out in
12 the community plan process.

13 COMMISSIONER MARDFIN: Thank you.

14 CHAIR HEDANI: Additional questions? Thank you
15 very much.

16 MS. PERREIRA: Thank you, sir.

17 CHAIR HEDANI: Okay. It's 2:30. We're going to go
18 ahead and take a ten-minute recess and reconvene at 2:40.

19 (At which time, a recess was taken.)

20 CHAIR HEDANI: The Planning Commission is back in
21 session. We are on the Makawao-Pukalani-Kula section, which
22 is Makawao, Pukalani, and Kula. The first stakeholder this
23 week is from A&B Properties on the Paia/Haliimaile Project.
24 And the person that signed up is Clyde Murashige, but we
25 have Grant Chun.

1 MR. CHUN: Good afternoon, everyone. Thank you for
 2 extending the time this week. As I mentioned earlier today,
 3 the Directed Growth Maps that are before you reflect fairly
 4 significant deficits of units within Central Maui; that is,
 5 the number of units that accommodate for in the plan is
 6 fewer than the estimated demand for units in that area.
 7 Specifically, in Central Maui, there's a deficit of 897
 8 units reflected in the Department's version of the map, and
 9 2300 units in the GPAC's version.

10 Similarly, in Upcountry, there's Deficit of 230 on
 11 the Department's Map and 265 on the GPAC's Map. And I
 12 realize that the deficit is, to a degree, addressed by a
 13 surplus of units in West Maui. However, just to throw it
 14 out there, as someone who's lived in Central Maui all of my
 15 life, I have to tell you, it's never really been on my
 16 personal radar to live in West Maui. So I don't know if
 17 that's reflective of how others feel, but I just wanted to
 18 put it out there for your consideration.

19 The areas I presented right now, which are
 20 reflected on the HC&S field map, which are shown on the
 21 screen. Just to highlight a few of the proposal
 22 alternatives we had made to the General Plan Advisory
 23 Committee, they are not currently within the Directed Growth
 24 Maps. Essentially, the main reason I want to make sure that
 25 you folks were aware of these areas, should you wish to

1 140 residential housing units, a true urban infill sort of
 2 project. There's been a good deal of progress made by the
 3 State DOT in its process for identifying a Paia bypass
 4 roadway. And so the location might prove viable for your
 5 consideration in that vein.

6 And finally, this is Spreckelsville here. Another
 7 area that we had put out before the General Plan Advisory
 8 Committee. It too is an urbanized area of approximately 212
 9 acres situated mauka of Hana Highway, just across the
 10 highway from the Maui Country Club. And we see this area as
 11 one that could provide some symmetry and definition to the
 12 existing Spreckelsville area. The acreage is part of what
 13 was once a very large plantation camp. Similar to Kuau, the
 14 area would be worthy of your consideration in the context of
 15 the urbanization of the alignment of the Paia bypass
 16 roadway.

17 These areas, of course, are not within the
 18 Wailuku-Kahului Plan. But their proximity in the Central
 19 Maui, we think, makes it worthy of your consideration should
 20 you deem it necessary to consider other areas. Again, the
 21 main reason I thought I'd put these areas before you for
 22 your consideration is to make sure you're aware that these
 23 were considered by the General Plan Advisory Committee and
 24 proposed by us. They are, again, not in the Directed Growth
 25 Maps. But should you consider it important to address

1 consider providing units in reasonable proximity to an area
 2 where a demand lies, you may want to consider these areas as
 3 possibilities. So briefly, I'll just touch upon each.

4 First, Haliimaile, which is here. It's situated on
 5 Haliimaile Road, of course. And Haleakala Highway is here.
 6 Baldwin Avenue is running along here. The existing
 7 Haliimaile Village has a star on it. And the red here is an
 8 already urbanized piece that roughly mirrors Haliimaile
 9 Village on the other side of the reservoir. Already
 10 urbanized, but not developed as a future resident area.

11 The area in blue that's shown here was the subject
 12 of a 2006 community-based workshop, which we had co-hosted
 13 with Maui Land & Pine. And essentially, A&B owns the area
 14 makai of Haliimaile Road, with Maui Land & Pine owning the
 15 mauka lands between Haliimaile Road and Makawao.

16 The blue area could accommodate up to 1200 local
 17 residential housing units, and would be situated nicely in
 18 terms in being in reasonable proximity to Central Maui,
 19 Makawao, Pukalani, while still being a separate stand-alone
 20 community.

21 Kuau is located here. It's situated mauka of Hana
 22 Highway, right next to the Kuau Bayview subdivision. It's
 23 already situated in the State Land Use Urban District. And
 24 it's about 71 acres. It's boarded by existing residential
 25 neighborhoods. So it would be suitable to accommodate about

1 demands in the different parts of our island, we think these
 2 are worthy of your consideration. Thank you.

3 CHAIR HEDANI: Questions? Commissioner Starr.
 4 COMMISSIONER STARR: Yes, Mr. Chairman.

5 There's been a lot of discussion about creating a
 6 North Shore Heritage Park, which would be makai of the
 7 highway. Has there been a consideration given to a TDR
 8 situation, transferring the development rights from the
 9 makai portion to allow that to be all park land and moving
 10 those development rights uphill and maybe even with some
 11 multiplication factor?

12 MR. CHUN: Actually, it's something we've discussed
 13 internally. As you know, Mr. Starr, there's not an
 14 ordinance in place here in Maui County to allow for that
 15 process as of yet. However, the General Plan document will
 16 I think kind of set the groundwork for that to work. I
 17 believe it's one of the proposed action items to the General
 18 plan. An ordinance could be entertained by the Council to
 19 allow for transfer of development rights. And should that
 20 process, when they become available to us, we certainly
 21 would consider it.

22 COMMISSIONER STARR: I think it would really
 23 fulfill a lot of dreams. And I hope that when the time
 24 comes, that's something that we will support.

25 CHAIR HEDANI: Commissioner Hiranaga.

1 COMMISSIONER HIRANAGA: Grant, the mauka boundary
2 of your Kuau residential, is that the boundary of the State
3 Land Use Urban and Ag Districts, or did you pick --

4 MR. CHUN: No, it's already urbanized. And I think
5 it is the mauka boundary of that urban area. So it roughly
6 tracks the aerial map that the guy with the more high-budget
7 presentation had a minute ago.

8 COMMISSIONER HIRANAGA: Is that the -- you believe
9 that's the boundary between the urban and ag?

10 MR. CHUN: Yeah, I think it is.

11 COMMISSIONER HIRANAGA: Any idea where the Paia
12 bypass might be going?

13 MR. CHUN: I don't know. There's a bunch of
14 different -- I'm serving on the advisory group committee for
15 that. And there are a number of different alternatives that
16 have been identified, but they are working towards that
17 process, which is encouraging.

18 CHAIR HEDANI: Mr. Hiranaga.

19 COMMISSIONER HIRANAGA: And where would you be
20 proposing obtaining your water from for your Haliimaile
21 project?

22 MR. CHUN: If I knew that Mr. Hiranaga, the red
23 would be residential housing area.

24 I realize this is a 30-year plan. Again,
25 primarily, really in the context of the big picture that I

1 the charette was a clear direction to create a community
2 that would preserve the unique sense of place, have a
3 variety of building types, ensure it's pedestrian friendly,
4 and have locally serving retail and services for the
5 community.

6 In addition, sustainable design on a community
7 scale was important to us. So we brought in one of the
8 world's leading sustainable designers, Bill McDonough, to
9 help us think through integrating sustainability in all
10 aspects of its project on a large community scale.

11 Here's a map zoomed in of the planned area with
12 reference to the neighboring towns of Makawao and Pukalani.
13 So here's the planned area, ML&P lands, which includes this
14 area. Here's the existing employee subdivision I mentioned,
15 and the urban lands below on A&B's property.

16 One aspect I think it's important to point out is
17 if we get this project approved and go forward is we would
18 create an agricultural buffer zone in perpetuity to keep the
19 towns of Makawao, Pukalani and Haliimaile distinct and
20 separate from each other.

21 The project is 376 acres, approximately 1450 homes,
22 and is a 20 to 30-year build-out. There are many reasons
23 why we believe Haliimaile should be included in the growth
24 area of the General Plan. First, it's a real opportunity to
25 create and preserve an existing and distinct community while

1 know you need to all consider, I just wanted to make sure
2 this wasn't off your radar.

3 CHAIR HEDANI: Thank you very much.

4 MR. CHUN: Thank you.

5 CHAIR HEDANI: Next stakeholder is ML&P for the
6 project Haliimaile. And the speaker is Pam English.

7 MR. CHURCHILL: Substituted by me.

8 CHAIR HEDANI: Ryan, state your name for the
9 record.

10 MR. CHURCHILL: Good afternoon, Chair and members
11 of the Commission. My name is Ryan Churchill with Maui Land
12 & Pineapple Company. I'd like to briefly present to you the
13 plans for Haliimaile and why we feel it should be included
14 in the growth boundary. Just to get a reference, we left
15 our field maps at home, so we have a little more clarity
16 here.

17 But here's the existing project area. And here's
18 existing -- our old employee subdivision in Haliimaile,
19 existing baseyard, and a smaller and later employee
20 subdivision here. Here's Haliimaile Road coming through and
21 Baldwin and Haleakala Highway and roads.

22 A little over three years ago, we held a week-long
23 community-based planning effort with A&B in Haliimaile. And
24 during the week, our team listened to the community whose
25 valued input was integrated into our plan. The results of

1 preventing urban sprawl. It provides centralized community
2 services, as an agriculture buffer area to keep the towns
3 distinct. It's well-located for future infrastructure, like
4 the Kihei-Upcountry highway. It's well-suited to integrate
5 new wastewater facilities in that area. And what I think
6 most important is the project addresses future Upcountry
7 housing demand for local people.

8 As Grant mentioned, there's a strong desire of
9 Upcountry living by local residents. So we want to make
10 sure we plan for that in the long-term. A project like this
11 takes a considerable time to plan and go through the
12 project. And if we were given approvals today, you know,
13 it's still a five to seven-year process to get to delivering
14 homes. So I think we need to take a look for demand on
15 Maui, where is the demand for housing, and make sure we plan
16 for that. In addition, we believe the current assumptions
17 of how supply will meet demand for Upcountry has flaws,
18 which I'll elaborate on.

19 The County and GPAC forecast demand in this region
20 is for over 4,000 units during the G-Plan 2030 time horizon.
21 It's assumed the supply will come from 2100 existing lots,
22 an additional 1,047 entitled, but not built lots, and an
23 additional 641 lots to be entitled.

24 The problem with this assumption is most of the
25 entitled projects, unbuilt lots, are very small subdivisions

1 spread out across the region, also known as sprawl. This
2 leads to infrastructure requirements that are cost
3 prohibited and cannot be integrated into the projects. And
4 because of the unfeasible infrastructure cost, all these
5 lots and units won't be built. In addition, most of these
6 existing lots are the larger two-acre lots that are beyond
7 the reach of most of Maui's workforce. The Haliimaile plan
8 addresses the long-term demand for all levels of local
9 housing and is at a scale that infrastructure can be
10 provided.

11 We ask that you add the 376 acres mauka of
12 Haliimaile Road as country town to the growth boundary as
13 indicated on here, around that area. Here's existing
14 designated country town that came out the GPAC process.
15 What we're recommending is this proposed additional up in
16 that area. So we request that be added to the boundary.
17 Thank you.

18 CHAIR HEDANI: Thank you very much.
19 Questions from the Commission? Commissioner Starr.

20 COMMISSIONER STARR: Yeah, I'm trying to understand
21 why really productive ag land should be taken out from ag
22 and that's separated from any type of jobs, school or other
23 infrastructure and turned into housing where everyone who
24 lives there is going to have to get in an automobile to go
25 to school or to work and we're losing ag from it. Is there

1 COMMISSIONER HIRANAGA: Phase C is outside your
2 buffer zone.

3 MR. CHURCHILL: The buffer zone goes on the other
4 side of -- I think that's Kailua Gulch there.

5 COMMISSIONER HIRANAGA: Where would you propose to
6 obtain your drinking water?

7 MR. CHURCHILL: From our -- we have an area up
8 along Maliko Gulch and Piihola there and mauka of -- the
9 Haliimaile area itself, we have planned well.

10 COMMISSIONER HIRANAGA: Thank you.

11 CHAIR HEDANI: Additional questions? Thank you
12 very much Ryan.

13 The next stakeholder the Kula Community
14 Association. Comments on the Directed Growth
15 Recommendation. Speaker Mr. Alan Kaufman.

16 MR. FRAMTON: Good afternoon, Chairman. My name is
17 Rory Frampton, although Alan submitted the testimony. The
18 KCA Board of Directors asked me -- I'm a member of KCA and a
19 Kula resident. And I participated in some of the
20 discussions. But the recommendations have come directly
21 from the Board of Directors.

22 The KCA has been involved in monitoring the GPAC
23 process. They've had two general meetings. They've had
24 letters sent out to the Kula residents. There's three
25 documents that have been handed out to you from the KCA.

1 some justification that I'm missing?

2 MR. CHURCHILL: Well, the key points I'd like to
3 address to answer that is the demand bearing. If you look
4 at the Upcountry plans and the number of units that are
5 being provided, there's no real large master planned
6 community. There's dozen of small projects on the list, and
7 a couple projects in the hundred-unit plus range.

8 But if we don't plan for that demand, we're going
9 to have continued sprawl across the landscaping. And that's
10 what's really happened in the Upcountry area over the last
11 20 years. We believe it's important to plan for the growth,
12 get that impacted community, and than preserve the prime
13 land around so we don't have continued ag lots spreading
14 out.

15 In terms of schools, we have planned schooling in
16 that area. Again, by consolidating and having a project
17 with enough scale to it, we can get with DOE and get the
18 approval to get schools in it versus the alternative of
19 having small projects scattered all over the landscape,
20 you're not going to have that infrastructure available.

21 CHAIR HEDANI: Commissioner Hiranaga.

22 COMMISSIONER HIRANAGA: Just curious. You have
23 Phase C outside of your buffer zone. So I was just
24 wondering what that is?

25 MR. CHURCHILL: What's that?

1 I'm going to be focusing on the recommendations of the rural
2 boundaries. As a general comment, the Kula Community
3 Association supports the Directed Growth Strategy in its
4 vision to keep Kula a rural and agricultural community.

5 We request that the Rural Growth Boundaries which
6 were added at the end of the process be reviewed and refined
7 during the detailed maps, site visits and broad-based
8 community input are done. We recommend that language be
9 added to the plan to provide specific guidance at the time
10 of the community plan update. We also recommend that the
11 use of conservation subdivision design be allowed for all
12 rural and ag lands, not just prime or productive ag lands to
13 provide open space.

14 So some of the specific recommendations, they're
15 suggesting to add a Rural Directed Growth Policy which says
16 at the time of the community plan updates, Rural Growth
17 Boundaries, which include rural residential, rural service
18 center and country town business may be amended and new
19 areas may be designated when consistent with the General
20 Plan. So they're asking for the ability to add new areas
21 during the community plan process.

22 And this Rural Residential designation is supported
23 by the board. It allows for a voluntary conversion of
24 agriculturally-zoned lots to rural when the main activity is
25 actually residential. This Rural Residential designation,

1 however, is not intended to direct density like urban growth
 2 areas, but really merely to reflect actual usage. And
 3 additional areas should be reviewed during the community
 4 plan process since not enough information was available
 5 about other ag subdivisions at the time the mapping was
 6 done.

7 And they want to be very clear that the plan needs
 8 to specify -- or to specifically state that further
 9 subdivision beyond existing allowed densities is not allowed
 10 for rural residential areas. So if an area that is
 11 currently Ag 2, if you call it rural residential, they want
 12 the minimum lot size to stay at two acres and not be
 13 increased.

14 There's concerns about a few of the designations
 15 that were added late in the process. The establishment of
 16 these rural service centers and rural residential areas were
 17 done without a site visit due to budgetary constraints. For
 18 instance, the Kula Glen subdivision which is an ag
 19 subdivision was designated rural residential. The
 20 mapping -- the concern by the KCA is that some of the map
 21 lines might extend beyond the actual subdivision and
 22 inadvertently include adjacent farm areas. Again, they're
 23 suggesting a site visit and community consultation.

24 Similarly, with rural service centers, site visits
 25 and community input is need for rural service centers. And

1 closely at this.

2 And lastly, they would like clarification that the
 3 conservation subdivision design option for rural and all
 4 agricultural subdivision is not just for prime and
 5 productive ag lands. And that's my five minutes. So I'm
 6 available for any questions or clarification.

7 CHAIR HEDANI: Questions from the Commission?
 8 Thank you very much, Rory.

9 MR. FRAMTON: Thank you.

10 CHAIR HEDANI: Next stakeholder is Piiholo South.
 11 The project is Piiholo South. The Speaker is Mr. Zach
 12 Franks.

13 MR. FRANKS: Good afternoon, Mr. Chairman and
 14 Commissioners. I've just got one page passed out to you.
 15 And maybe we can go to my site -- oh, I've got my site
 16 presentation up, okay.

17 Well, really what I'm here to talk to you about is
 18 including Piiholo South within the Urban Growth Boundary of
 19 Makawao. And I think there is a big reason for doing it.
 20 Of all the projects that you've seen this afternoon
 21 regarding Upcountry, nobody addressed the question of senior
 22 housing. There are many seniors who want to stay Upcountry.
 23 And Piiholo South is designed to accommodate those people.
 24 We are talking about aging in place for people who are
 25 totally independent to people who need assisted living.

1 they make a comment. It was difficult for the board to
 2 actually identify which areas -- or they were saying that
 3 the maps were difficult to read and they had trouble
 4 figuring out which parcels were included.

5 More information on infrastructure capabilities are
 6 needed, especially in the Waiakoa area. And it is necessary
 7 and wise policy to allow for adjustments to rural service
 8 center areas at the time of the community plan process to
 9 reflect infrastructure, create capabilities and community
 10 desires. And like I mentioned with the Waiakoa rural
 11 service center, there needs to be specific studies of
 12 roadway improvement capabilities and drainage issues,
 13 drainage capabilities. We don't have enough information
 14 currently on the ability of Public Works to upgrade the
 15 area.

16 If the community decides this is not the ideal area
 17 for most of our expansion, more area would be needed in
 18 another area. The they call the area around the top of
 19 Pulehu Road the North Kula Commercial Area. It's an area of
 20 existing businesses, some over 80 year's old. The area was
 21 overlooked and then added at the end the GPAC process. A
 22 site visit wasn't conducted. The community was not
 23 consulted. And there was GPAC discussion about the
 24 boundaries, but few members were familiar with the areas.
 25 So again, they're asking for the ability to look more

1 We are an environmentally-based project. My late
 2 partner was the long-time president of Maui Tomorrow, Ron
 3 Sturtz. And he actually conceptualized this entire design,
 4 and I'm caring it on. Our department is right behind
 5 St. Joseph's and very, very close to the corner of Baldwin
 6 and Makawao Avenues. And we will actually most likely have
 7 an easement that goes through a gulch right here, coming
 8 right into Makawao. And that easement will be a pedestrian
 9 easement. So we are not sprawl. We're right next to
 10 Makawao. We're a 60-acre property, by the way. And we are
 11 zoned agriculturally right now.

12 What we offer are three miles of walking trails
 13 off-road. We offer individual scale cooperative garden
 14 plots and orchards, stocked with -- and these will be
 15 stocked to tools, topsoil and fertilizers. And they will be
 16 available not only for our residents, but for the community
 17 as well. Let me just go on here. We're going to be
 18 doing -- we would hope to be doing gray water recycling
 19 on-site as well as catchment.

20 This is senior housing right in here. We expect to
 21 have a medical clinic on site. We expect to have aging in
 22 place for people who are 70 years or older living in village
 23 homes, which I'll go on to show you.

24 This is our architectural style that we're looking
 25 at. If they were single-family, this is for country home

1 for seniors, much of which will be attached and -- oh, my
2 gosh. And somehow it appears that I've lost most of my
3 presentation. How unfortunate. Well, I'm just going to
4 have to wing it in that case. Hey, it's beautiful. Take my
5 word for it.

6 But what it has is it's got -- we've talked to Hale
7 Mahaolu. They have a seven-year waiting list in Makawao.
8 They would love to come up. As you probably know, there is
9 no assisted living except for Roselani Place in Kahului on
10 the entire island. We're proposing to put assisted living
11 in. We're proposing to put homes for seniors in. And we
12 were concerned about the question of traffic in Makawao.
13 And so in order to address that, we're proposing that all of
14 the people who are employed on our property come in
15 staggered shifts.

16 And finally, unlike most of the developments that
17 have come before you, we've developed water on our property.
18 We have a very high-capacity well. We could literally start
19 building today and provide all of our units and then some
20 with water.

21 CHAIR HEDANI: Questions from the Commission?
22 Commissioner Starr.

23 COMMISSIONER STARR: Yeah. Who's the current owner
24 of this property?

25 MR. FRANKS: Piiholo South, LLC., which is almost

1 the GPAC and Director's Maps. We can highlight those for
2 you. It's not a problem.

3 COMMISSIONER HIRANAGA: Thank you.

4 CHAIR HEDANI: Additional questions from the
5 Commission. Director Hunt.

6 DIRECTOR HUNT: Zach, what was the acreage and the
7 number of units?

8 MR. FRANKS: 60 acres. And I don't really have a
9 number of units right now, Jeff. We're trying to do this
10 from the bottom up rather than the top down.

11 DIRECTOR HUNT: Do you have a ballpark estimate?

12 MR. FRANKS: I would guess probably something
13 approaching 200 units. But they would be mostly in terms of
14 people living and assisted living and the Hale Mahaolu.
15 That would be the great majority of them.

16 DIRECTOR HUNT: Thanks.

17 MR. FRANKS: I will say I've presented on multiple
18 occasions to Makawao Main Street hoping for their support.
19 I'm president of Olinda Community Association. I can say
20 with some confidence, I will get Olinda Community
21 Association's support.

22 CHAIR HEDANI: Commissioner Mardfin.

23 COMMISSIONER MARDFIN: I guess I'm -- my parents
24 lived in a wonderful place in South Carolina that they
25 loved. They had bought a unit, and it was a floor thing.

1 all local people, which is a hui.

2 COMMISSIONER STARR: When did it get transferred?

3 MR. FRANKS: We bought the property in late 2005.

4 COMMISSIONER STARR: Okay.

5 CHAIR HEDANI: Commissioner Hiranaga.

6 COMMISSIONER HIRANAGA: Have you had discussions
7 with the Department of Water Supply regarding dedicating the
8 well to the --

9 MR. FRANKS: We have talked to them. They would
10 like us to dedicate the well to them.

11 COMMISSIONER HIRANAGA: Okay, thank you.

12 MR. FRANKS: Under the right circumstances for
13 right now.

14 CHAIR HEDANI: Additional questions? Commissioner
15 Hiranaga.

16 COMMISSIONER HIRANAGA: One question. How is the
17 Staff going to handle these small projects that are not in
18 GPAC's or Planning's Recommended Growth Boundaries? Do we
19 have to personally keep track of these, or are you going to
20 have a list for us to look include, don't include?

21 CHAIR HEDANI: Copious notes.

22 Mr. Summers.

23 MR. SUMMERS: Thank you, Mr. Chairman.

24 We do have a comprehensive list of all these
25 projects, those projects that are currently not included in

1 Then they went down for common meals. Is that the sort of
2 model you have in mind, or everybody would be totally on
3 their own?

4 MR. FRANKS: In the individual houses, people would
5 be on their own. In Hale Mahaolu, they have they're own
6 standards and assisted living. Obviously, people would be
7 jointly. But you could start off in an individual house,
8 say, at the age of 70; move over to Mahaolu at 80; and God
9 bless you, at 90, to assisted living. I mean, so you would
10 stay on the same property the whole time.

11 COMMISSIONER MARDFIN: Does Hale Mahaolu have
12 sufficient capacity for that?

13 MR. FRANKS: Well, if they built up there, they
14 would, yeah. And, you know, they built quite a center
15 recently. They're under construction right now in an
16 expansion. Basically, the demand on the island is going to
17 be huge. I mean, I can look around the room or standing in
18 my own shoes and say I'm a potential user in a very short
19 period of time.

20 CHAIR HEDANI: Thank you very much.

21 MR. FRANKS: Yeah.

22 CHAIR HEDANI: Okay. Next stakeholder is Pukalani
23 Associates. The project is Upcountry Town. And the speaker
24 is CHP.

25 MR. HART: Chris Hart. The project is called the

1 Upcountry Town Center, and it's by Pukalani Associates.
2 Thank you very much, Mr. Chair and members of the
3 Commission. It's been a great deal of pleasure to be able
4 to discuss the project with you.

5 This is the Pukalani Bypass, which is an edge of
6 urbanization in the context of Pukalani and also of Makawao.
7 You can see that this portion along Makawao Avenue is
8 dedicated to agriculture. And this portion down here is ag.
9 And there's also a rural subdivision.

10 This is the -- it's a 40-acre parcel, a triangular
11 portion that used to be used for Pineapple. The alignment
12 of the Pukalani Bypass essentially placed it in --
13 basically, within Pukalani. This is Makawao Avenue. And
14 this is the Old Haleakala Highway. This is King Kekaulike
15 High School.

16 This is our community plan for Pukalani. Again,
17 this shows the edge of urbanization and the Pukalani
18 triangle, which is 40 acres. The area that's been dedicated
19 on the mauka side of the highway has a separation between
20 Makawao and Pukalani. Makawao Avenue. You can note that
21 the makai portion of Makawao Avenue is basically developed
22 as commercial. Pukalani Superette. And the opportunity
23 exists to essentially complete the country town and
24 basically a Main Street for Pukalani.

25 Again, this shows the edge of urbanization in the

1 site for a library and a park. So it would be, essentially,
2 our open-space development plan.

3 The intention is to use the Pukalani -- the Country
4 Town Design Guidelines for Makawao-Pukalani-Kula, which were
5 adopted in 1992 to essentially build out our country town.
6 This is the character of the town. This would be one of the
7 streets within Pukalani Triangle.

8 A mix of affordable, single and multifamily
9 residences and senior housing. In 2005, the
10 Makawao-Pukalani-Kula Plan, there were 9,033 dwelling units
11 of which just under 193, or 2.1 percent, were multifamily,
12 with a projected demand of 4,374 additional units. Greater
13 housing diversity and affordability is necessary Upcountry.

14 Pukalani Town Center and Main Street will
15 compliment existing commercial and residential uses makai
16 and create a neighborhood sense of place. Contained urban
17 expansion bound on three sides by major urban roadways;
18 Pukalani Bypass, Haleakala Highway and Makawao Avenue.
19 Appropriate urban design scale and uses guided by the
20 Upcountry Design Guidelines and approved under the County of
21 Maui Country Town Business District Ordinance.

22 Public facilities and open space amenities that
23 include library, recreational trails, greenways and public
24 park. Preservation of historic Corn Mill Camp barns for
25 adoptive reuse as business and commercial areas. Thank you

1 context of the existing Urban Growth Boundary Map and also
2 the proposed development at Pukalani Triangle, the subject
3 property.

4 This is something that's interesting. This is
5 Makawao Avenue. This is called Corn Mill Camp, which
6 existed back in the late 19th Century and early 20th
7 Century. This is the intersection of Makawao Avenue where
8 the Makawao Fire Station currently exist. These are
9 existing barns that currently exist. There were
10 approximately 300 people that lived in Corn Mill Camp as
11 basically a camp setting.

12 A matter plan envisions a project site being
13 developed as an upcountry hub and a true town center with
14 Pukalani Main Street. The site would be developed as a new
15 traditional country town with a mix of uses, including
16 single and multifamily residences, commercial operations and
17 public open space.

18 This is our site plan which shows an area along the
19 bypass. It would be open space and basically a drainage
20 retention area. Essentially, an open space buffer around
21 the perimeter of the site. This is the Makawao Fire
22 Station. These are the barns which would actually be
23 nursery and feed and Upcountry agricultural products. Then
24 the opportunity to develop similar country town commercial
25 along Makawao Avenue with multifamily residential and also a

1 very much.

2 CHAIR HEDANI: Questions from the Commissioners?
3 Commissioner Hiranaga.

4 COMMISSIONER HIRANAGA: Just curious why that was
5 excluded from the Urban Growth Boundary?

6 MR. HART: I'm not really certain. It's an issue
7 obviously. The Pukalani Associates purchased the property
8 from Maui Land & Pineapple Company. There was a portion,
9 another site, it's called Kauhale Lani, which is down above
10 the ditch at the bottom of Pukalani that's in the process of
11 being developed as a single-family residential subdivision.
12 That was in the community plan as single family.

13 This was never in the community plan as a --
14 basically, an urban area, mixed-use urban area. I am not
15 really certain what went on at the time that the General
16 Plan Advisory Committee considered it.

17 CHAIR HEDANI: Additional questions?
18 Thank you very much, Chris.

19 MR. HART: You're welcome. Thank you.

20 CHAIR HEDANI: The last stakeholder that we have
21 listed is the Wailuku Main Street Association, Inc. and
22 Tri-Isle. And the project is comments on Directed Growth
23 Recommendation. And the speaker is Jocelyn Perreira.

24 MS. PERREIRA: Good afternoon, Commissioners. I'm
25 Jocelyn Perreira. I'm presenting for the Main Street

1 Association. As in your previous -- the testimony from us
2 highlights Calvin Shibuya as the person connected with this,
3 as well as Morris Haole, the Chair of the Makawao Main
4 Street Association.

5 This is your plan that is in the document that we
6 gave you. It's a result of more than ten years of
7 comprehensive planning. We've worked very, very closely
8 with the Makawao-Pukalani-Kula Advisory Committee in
9 developing plans for that particular area and then to help
10 them implement plans in that area. There has been no less
11 than two strategic plans prepared for that area, along with
12 a whole host of planing surveys, so on and so forth.

13 Makawao has serious infrastructure limitations, and
14 we are concerned. You know, like we told you all before
15 that Waihee had too much designated for them, Makawao is one
16 of those delicate balances that you cannot put in too much
17 without hurting the jewel that Makawao is because of the
18 infrastructure. However, there needs to be some serious
19 considerations. And we do support projects like -- that
20 will age in place that will make it possible for our
21 families to remain in the town that they really love. Like
22 their families giving up their family home, having the
23 chance to move into something upgraded and then recycling
24 their home to their kids, so on and so forth.

25 So on this item, what we saw from the GPAC was the

1 CHAIR HEDANI: That concludes the stakeholder
2 presentations that we had around arranged for today. We
3 have a total of about, I'm going to say -- several people
4 have crossed off their name. We have a dozen or 14
5 additional testifiers that have signed up for additional
6 testimony. We'd like to call the first of those individuals
7 at this time. Mr. Henry Ariyoshi.

8 We might be able to come back to him later if he's
9 still around.

10 Leslie Bruce.

11 MS. BRUCE: Good afternoon. Thank you for this
12 opportunity to testify. My name is Leslie Ann Bruce.

13 As everyone in this room is well aware, the fastest
14 growing segment of the current population are fixed income
15 persons over 65 years old. Therefore, the 2030 Maui Island
16 Plan needs to set aside land now for affordable and
17 perpetuity housing conforming to universal design; that is,
18 design for all people, challenged people, young people, old
19 people, and people with special needs. We need dwellings
20 for all folks in every neighborhood where we can age in
21 place within a walkable distance of our loved ones. Thank
22 you.

23 CHAIR HEDANI: Thank you very much, Leslie.
24 Question from Commissioner Mardfin?

25 MS. BRUCE: Yes.

1 section by the cemetery where they added the amount of
2 acreage. But what we left it as was that was to ask for a
3 community to plan to set the density. And we note that the
4 Planning Department did set the density for the 36 acres,
5 with 5.5 units. And that was to allow for cluster
6 developments, conservation subdivision design. And we
7 just -- given the kind of limitations, getting in your cars
8 and moving about, we think that needs to be a more
9 comprehensive discussion at the community plan level. And
10 that's where we support the GPAC relative to that.

11 And with respect to Commissioner Mardfin, you know,
12 when you have a project that comes up after you've done some
13 of the planning in these areas, and whatnot -- especially,
14 if they're going to contribute something to the community,
15 like water and so forth and so, you do need to take that
16 into account to how beneficial that's going to be for the
17 community. And we work with many, many developments in and
18 around Makawao. Because it is so important that they take a
19 look at the bird's-eye view and not just look at a project
20 with tunnel vision.

21 Thank you for this opportunity to present on behalf
22 of the Makawao Main Street Association.

23 CHAIR HEDANI: Questions from the Commission?
24 Thank you very much.

25 MS. PERREIRA: Thank you.

1 COMMISSIONER MARDFIN: Leslie, are you familiar
2 with a plan in Hana near the Fire Department to get that
3 ranch land and have -- work with Ohana Maka -- Hale Hui Mamo
4 and Hale Mahaolu you for senior housing?

5 MS. BRUCE: Yes, I am aware of that. And I am
6 suggesting here something slightly different from Hale
7 Mahaolu where people who are elderly are separated from
8 they're families. I'm suggesting housing that is of
9 universal design where people of all ages can dwell. Thank
10 you.

11 CHAIR HEDANI: Thank you very much. Next person
12 that we have to testify is Renona Barrozo.

13 MS. BARROZO: Good afternoon. My name is Renona
14 Barrozo. I work with Jessie Spencer of Spencer Homes. And
15 I'm also a Hawaii licensed real estate agent.

16 I would like to express my support for the
17 proposed -- for the Ohana Kai Village not only because I
18 work for Spencer Homes, but because I have the privilege to
19 work in the Waikapu Gardens sales office. There I had
20 firsthand experience of the number of Maui families who came
21 to the sales office sometimes daily asking for a chance to
22 buy a home.

23 As you know, the Waikapu Gardens project consisted
24 only of 411 homes, and it was heartbreaking turning people
25 away. After the Waikapu Gardens was completed, I went to

1 work for another company. Three months later, I learned
2 that Jessie was ready to work on the Ohana Kai affordable
3 housing subdivision in Maalaea. I turned in my notice and
4 began working for Spencer Homes.

5 We are actively working on the draft environmental
6 impact study, as well as contacting the buyers on the
7 Waikapu Gardens list. There's about 3,000 names remaining.
8 What we're doing is getting updated information and checking
9 to see if they're still in need of an affordable home.

10 Continuing to receive positive responses from the
11 Contractor's Home Expo and from the Ohana Kai Village
12 website. Today we have received about 900 information
13 sheets. I'd like to take this time to read some of the
14 comments written on the information sheet that we have
15 received.

16 A Maui County fireman wrote, "Thank you for making
17 it possible for members of the fire department to own our
18 own homes." A Hawaii Air Ambulance registered nurse and an
19 Air Force reservist wrote, "It would be a great blessing to
20 raise our three children on Maui in a home among or
21 immediate and extended families who have lived here for
22 multiple generations. Thank you forgiving us this
23 opportunity." And the last one I'd like to share with you
24 is from a small family of three, "This a wonderful plan for
25 Maui County, especially for the hard-working families.

1 But anyway, so please -- I mean, your indulgence is
2 requested in referring to our written comments. We
3 submitted written comments in May. We spoke about our
4 affordable master plan community in West Maui. And I would
5 like to reiterate real quickly a summary of the comments.

6 Basically, we feel like the gentleman this morning
7 with the half-acre lot who felt that his rights were being
8 taken away from him. And please allow us to try to do what
9 we can to try and prevent that. However, leaders of
10 Leiali'i project is in Lahaina, mauka of the Lahaina Civic
11 Center. We have been working on this project since 1988,
12 when the Governor and the Mayor of Maui currently announced
13 the selection of the Leiali'i project in Lahaina. We
14 retained LUC classification in 1990. The project was
15 initially including in the West Maui Community Plan in 1992,
16 and is included in existing West Maui Community Plan Land
17 Use Map.

18 HHFDC made substantial improvements, which is
19 summarized in our written comments, including the expansion
20 of the Lahaina Wastewater Treatment Plant for the entire
21 Leiali'i project. We sold about 75 acres to DHHL for
22 Villages 1A and 1B. However, we still have over \$30 million
23 of unrecovered costs. And we would like to proceed with
24 the -- to continue with proceeding with the development of
25 this affordable projects.

1 Thanks to Jessie Spencer and all who make this happen."

2 Along with the information sheets, we have also
3 received a number of phone calls from workers in the
4 construction field who are laid off. They are asking for
5 work.

6 So today, I humbly stand before you to let you know
7 that despite the economic changes that we are experiencing,
8 there are still a number of Maui's working families who are
9 in need both of employment and affordable homes. And I
10 believe the Ohana Kai Village affordable housing subdivision
11 will be able to address both the need for employment and
12 also the need for affordable homes. Thank you.

13 CHAIR HEDANI: Thank you very much. My apologies
14 for butchering up your name.

15 MS. BRUCE: Oh, that's okay.

16 CHAIR HEDANI: The next person to testify is
17 Mr. Stan Fujimoto.

18 MR. FUJIMOTO: Thank you very much. Good
19 afternoon, Mr. Chairman and members of the Planning
20 Commission. My name is Stan Fujimoto. I'm with the State
21 of Hawaii, Hawaii Housing Financing Development Corporation.
22 I must apologize, we didn't register as part of the
23 stakeholders. But I think we were the only persons who
24 didn't get the memo that was -- which is what we were
25 supposed to do.

1 So we request that this Commission include our
2 Leiali'i project into the Urban Growth Boundaries for -- so
3 that we can continue with this affordable project in West
4 Maui. Thank you.

5 CHAIR HEDANI: Thank you Mr. Fujimoto.

6 Questions from the Commission? Commissioner
7 Hiranaga.

8 COMMISSIONER HIRANAGA: The GPAC and Department's
9 Recommendation currently is to exclude of you of the update?

10 MR. FUJIMOTO: Yes. Most of it, yes.

11 CHAIR HEDANI: Commissioner Starr.

12 COMMISSIONER STARR: Yeah, it looks -- I think that
13 half of that property is included and half is excluded. And
14 you're looking to include -- to have that whole TMK put in.
15 Am I correct?

16 MR. FUJIMOTO: Well, the way I look at the map, it
17 sounds like -- it seems like not even half is included.

18 CHAIR HEDANI: Additional questions from the
19 Commission?

20 Our apologies for the oversight on the adaptation.
21 Thank you very much.

22 The next person we have to testify is -- I
23 apologize if I mess up this name, Adeline Rodrigues. The
24 subject is Olowalu Town.

25 Okay. Maybe we can come back to that person later.

1 Next person that we have is Hannah Bernard with the
2 Save Honolua Coalition.

3 MS. BERNARD: Good afternoon, Chair, Commissioners,
4 Staff. Sorry, no sign. I'm also one of those ones who is
5 doing so many things that I barely have time to sit through
6 all the materials. And, in fact, I'll back up and say my
7 name for the record.

8 Hannah Bernard, president of Hawaii Wildlife Fund.
9 I am a board member of the Save Honolua Coalition. And I
10 know that our vice-president, Tamara Poltin, has also
11 submitted testimony. I'm not speaking strictly on behalf of
12 that coalition today, but what I am is doing is supporting
13 sort of a place hold for them because they are in the
14 process of evaluating. All of this material that's been
15 submitted to community, the GPAC process, the Director's
16 Recommendations, the GPAC Recommendations. And we are
17 focusing our efforts on the August 4th meeting, since you're
18 so kind to have it in Lahaina.

19 So there will be a more thorough presentation at
20 that time from the Save Honolua Coalition and from that
21 community, I'm sure. But at least for the Hawaii Wildlife
22 Fund, from areas that I've either lived in or am familiar
23 with or I've worked in over there, I'm speaking for this.
24 And I'm not going to read my testimony because it would take
25 longer than I have time for. But you will have it because I

1 have that in your packet as well.

2 So in summary, for the Guiding Land Use Principles
3 they support that we are not really able to sort of promote
4 urban designation and cumulative urban development until we
5 have begun to address things like stream flow. If we don't
6 think about the importance of the Na Wai Eha decision and
7 its ramifications for West Maui and the West Maui water
8 that's currently being primarily provided by stream, then
9 we're basically putting the cart way before the horse.

10 Because even already, we've had one of the hearing
11 officer's recommendation of at least half of the stream flow
12 to the Na Wai Eha, that's 35 million gallons a day. And if
13 this decision moves forward and that much stream flow is
14 returned -- which would be fabulous. And it's really the
15 only thing -- it's the legal precedent, it's the ecological,
16 cultural, taro farmer's precedent. It will have
17 ramifications for West Maui. You've already seen it for
18 East Maui. That cannot be -- the importance of that
19 decision cannot be underestimated in thinking about anything
20 you approve as we go forward, especially on West Maui.

21 I wanted to just also share -- I was on Molokai
22 over the weekend for the conference for (inaudible) Aina for
23 Molokai, with Aina in the middle. And Nianoa Thompson said
24 at this conference that Oahu is out of control. It's
25 completely unsustainable. And his one regret in life is

1 submitted it.

2 The gist of it, I'll summarize, is that -- I don't
3 know how many of you are familiar with the guiding Land Use
4 principles of the GPAC. Have any of you guys seen them?
5 None of you. Okay, I'm sure Staff is. Anyway, I have an
6 attachment. And I know maybe later on tonight, when you
7 need some bedtime reading, you can check them out. But I
8 really can't emphasize strong enough the importance of using
9 them as the GPAC did for guidance.

10 If ethics and values are the foundation of
11 governance, then these guiding principles will be so helpful
12 for you in making your decisions as you continue through
13 this process. In fact, if you could just use those guiding
14 principles as sort of a checklist, you'll find that a lot of
15 the proposals that you've heard today would automatically be
16 eliminated because they violate those guiding principles.

17 So I really can't strongly enough support using
18 them, because they say things like respect and encourage
19 island lifestyle, cultures and Hawaiian traditions
20 (inaudible) and livable communities, and so on. And there's
21 nine of them. So I'm going to give a few recommendations
22 specifically because I think that's important. And I know
23 that I also wanted to sort of repeat Tamara Poltin's
24 testimony that has also been submitted last week. But there
25 was no presentation because she had to work. So you should

1 that he saw it coming and could do nothing to stop it.

2 We've met with Governor Cayetano ten years ago and
3 presented him with 5,000 signatures to support our nearshore
4 waters. And he said, yeah, I grew up and Kalihi was
5 beautiful and there's plenty of fish. And it's all dead
6 now. And what do we have today? Honolua Bay is dying.
7 It's the fastest declining reef on Maui.

8 So we need to really think about what we're doing,
9 especially for Honolua and making sure that the ag
10 designation -- I love that there's now some zoning within
11 agricultural that defines it more appropriately. And it
12 can't just be a loophole for big development or for people
13 with a lot of money to use that land for a big house and a
14 lot of land around it. Because big development can have big
15 impacts. We need food to live on. And a lot of our ag
16 lands are still important to be used that way.

17 My testimony is very specific and organized unlike
18 my oral presentation. So I hope you have time to read it.
19 Mahalo.

20 CHAIR HEDANI: Hannah, you signed up twice?

21 MS. BERNARD: Yeah, I think once is enough. Don't
22 you?

23 CHAIR HEDANI: Any questions from the Commission?
24 Thank you very much.

25 Next testifier is Darla White and Meg Dailer.

1 Alisi Cannon.
 2 MS. CANNON: Aloha, Commissioners. I'm Alisi
 3 Cannon --
 4 CHAIR HEDANI: Can you use the microphone, please.
 5 MS. CANNON: Absolutely. While we're on the topic
 6 of development, I think that there's a vital infrastructure
 7 element that needs to be discussed.
 8 I just want to reinforce the importance of setting
 9 aside transit corridors. We've got thousands of homes that
 10 we're proposing to develop here. You've heard it. We've
 11 been here since 8:00 a.m. And it's just imperative that we
 12 include these in the plan for the future. Because if we
 13 don't, 30 years from now when another plan for the future is
 14 being developed or drafted, we're going to be looking at
 15 this, and there will be thousands more homes. And we're
 16 going to feel like Oahu because there won't be very much
 17 space. So we need to set these corridors aside.
 18 What will it do? Well, first of all, it will help
 19 the workforce. It will help people who commute from all
 20 over to whenever they want to be. I know tons of people who
 21 go from Upcountry to Kahului, Upcountry to Lahaina every
 22 single day. Now, if they could just hop on a rail,
 23 specifically, and just zoom on over to wherever they want to
 24 go, it will save a lot of hassle, it will alleviate traffic,
 25 and it will embrace -- be a relaxing atmosphere that we are

1 so blessed to have here in Hawaii Ne.
 2 Also, for tourists driving around Maui, brilliant
 3 and beautiful. But it's also nice just to catch a train.
 4 Let's say I'm staying in Lahaina. It would be awesome to
 5 just zoom over to Paia, have dinner at Jacque's or Mama's
 6 Fish House, then zoom over to Kihei, go to Little Beach, Big
 7 Beach maybe, and then just go back to Napili. And -- well,
 8 it's very simple.
 9 Also, another point that was delivered to me. It
 10 would be great for farmers, people who are interested in
 11 agricultural work. They can just send their products over
 12 to wherever they want to go, and we don't have to have dust
 13 thrown in front of us -- nothing against any farmers --
 14 while we're driving around in the big trucks.
 15 So the point is Maui is one of the most beautiful
 16 islands in the world, and providing real transit would
 17 greatly -- one moment. It would provide infrastructure not
 18 only for the future years, like 50 years from now, but for
 19 centuries.
 20 I was just in Europe for eight weeks. Brilliant.
 21 And I didn't need a car. I met tons of people who don't
 22 know how to drive. And you can just train anywhere, and
 23 it's simple.
 24 So that is my recommendation for Maui for the
 25 future. Mahalo.

1 CHAIR HEDANI: Thank you very much. Questions from
 2 the Commission? Thank you.
 3 Reid Kowabata. I think he already testified.
 4 First initial M. Pualani Basbes.
 5 MS. BASBES: Good afternoon, Mr. Hedani, and to our
 6 Commissioners. Thank you for the opportunity to be able to
 7 testify today. My name is Marsha Pualani Basbes. And I'm
 8 from Waihee, and I'm a land owner out there.
 9 In the 1990 Hawaii Stream Assessment prepared by
 10 the State Commission on Water Resource Management determined
 11 that all four streams named Waihee, Waiehu, Ioa and Waikapu
 12 in their petition were Blue Ribbon resources. And that's
 13 what I'm talking about today. Which means they stood out in
 14 the very best respective resource areas. Waihee has a Blue
 15 Ribbon legacy.
 16 Waihee boasts of natural, cultural and aquatic
 17 resources, including archeological remains. And it has
 18 historical significance as one of the important centers of
 19 Hawaiian royalty to fish, hunt and to enjoy its lustrous
 20 serene beauty and reverent surroundings. Queen Kaahumanu
 21 came to take refuge in Waipakua, which is located in Waihee.
 22 Waihee river once was rich in hihiwai, a freshwater limpet.
 23 In ancient times, lo'i kalo blanketed the valleys
 24 from Waihee to Waikapu. It was the largest continuous area
 25 of wetland kalo cultivation in all the Hawaiian Islands.

1 Kalo cultivation is recognized -- is a recognized Hawaiian
 2 cultural practice protected by both the Hawaiian State
 3 Constitution and the Water Code. The expansive lo'i
 4 supported substantial population of the Native Hawaiians.
 5 Waihee had 13 heiaus. Most of the Maui communities
 6 had only one. And clearly, the number of heiaus at Waihee
 7 is an indicator that the value was politically important.
 8 This is my legacy. I'm a descendent of Pi'imaiwa'a. She
 9 and her family cultivated those lo'i kalos that blanket
 10 those valleys.
 11 As her descendent and land owner and a stakeholder
 12 in the Maui Island Plan, in pursuit of stimulating our
 13 economy here in Maui, we need to be responsible and
 14 accountable stewards of her lands, waters, resources and its
 15 inhabitants as my ancestor had been in her time.
 16 Responsible growth management is a balancing act of
 17 meeting the needs and wants of the people and preserving our
 18 natural, cultural and historical resources, as well as
 19 protecting it's original inhabitants. Land management is
 20 not a new concept to Hawaiians. It is the way of life, as
 21 Pi'imaiwa'a understood all too well.
 22 Pi'imaiwa'a lived deep into the Waihee Valley or
 23 near the waterfall of Elilele and Huluhulupueo, home of the
 24 Waihee pueo. And the family is buried up there too. The
 25 pueo is a short-eared brown owl that flew over the islands

1 well before the arrival of the first Polynesians. Pueo
 2 doesn't signify only as an owl as a guardian and family
 3 protector, it also denotes a taro or kalo variety.
 4 Pueo, like me, is a stakeholder too. My ancestor
 5 recognized this and also understood her stewardship of this
 6 owl. And my mom talks about the -- up there in Huluhulupueo
 7 and Elilele is a natural habitat for the owls up there.
 8 Unlike most owls, it's often active during the day
 9 and loves to fly at high altitude above open, grassy areas.
 10 The pueo feels at home at sea level, as well as in the
 11 higher mountains, such as Elilele and Huluhulupueo. There
 12 are no statistics in the pueo's population of numbers. They
 13 are present in all of the islands, but they are definitely
 14 declining in Oahu.
 15 Where urban development makes it impossible for the
 16 shy ground bird to find the green solitude it craves,
 17 considered endangered in Oahu, pueo has become a candidate
 18 for threatened status throughout the island chain.
 19 I'm almost done.
 20 This pueo -- and I wanted to show you -- was found
 21 dead the day that the trees that led to Waihee were cut down
 22 in 2006, to make room for a man's development in our area.
 23 We need to be responsible and accountable stewards of our
 24 lands, waters and resources as inhabitants as my ancestor
 25 had been in her time.

1 And actually, Waihee Stream actually goes out to the ocean.
 2 And they come back. So you need that, but that's not
 3 happening today.
 4 And I know right by in Kapuna, there was a spring
 5 that we used to swim in. It's not there anymore. They
 6 actually put cement in there, by the way.
 7 COMMISSIONER SHIBUYA: Mahalo.
 8 CHAIR HEDANI: Thank you very much.
 9 Are there any other members of the public that
 10 would like to offer testimony at this time?
 11 MS. DENAIE: May I testify as a private citizen?
 12 CHAIR HEDANI: Commissioner Guard.
 13 COMMISSIONER GUARD: We might open that up to every
 14 stakeholder trying to do the same thing. And that's what we
 15 were trying to eliminate, I believe.
 16 CHAIR HEDANI: Wait, one moment. I still have one
 17 more person that signed up.
 18 Mr. Dick Mayor.
 19 MR. MAYOR: Thank you very much. My name is Dick
 20 Mayor. I was a member of the GPAC, I was the vice-chair.
 21 And I want to comment on just why the GPAC did what it did.
 22 It may help you in your decision-making. I'm not speaking
 23 for the GPAC, but I want to at least let you know what was
 24 in our collective minds when we made the decisions.
 25 One of the reasons why Maalaea Mauka -- it was

1 My recommendation is to preserve Waihee's Blue
 2 Ribbon Legacy. The water, the prime agricultural soils and
 3 it's original resident, the pueo, and its home in Elilele
 4 and Huluhulupueo Valleys. Mahalo.
 5 COMMISSIONER SHIBUYA: I just wanted you to confirm
 6 in the Waihee was the bread basket of ancient Hawaii?
 7 MS. BASBES: Yes, it was. As a matter of fact, the
 8 whole Waihee was. And it actually provided for the rest of
 9 the island.
 10 COMMISSIONER SHIBUYA: Yes. And do you know of
 11 many areas where the springs, natural springs were actually
 12 running, and today they are dry?
 13 MS. BASBES: Yes.
 14 COMMISSIONER SHIBUYA: And the reason for that is?
 15 MS. BASBES: Because we're not getting the -- the
 16 water is not going back. It has not gone back since the
 17 petition to have it where the Hui Na Wai Eha and Maui
 18 Tomorrow had petitioned in -- I believe in 2004, when they
 19 went and petitioned the State. So that hasn't gone back and
 20 that's the reason.
 21 And you really actually need to have that water,
 22 fresh water enter into the ocean. Because some of these
 23 fishes -- I mean, Waihee had all the fishes that you can
 24 think of, all the different varieties. And they need that,
 25 to have the ocean water, to be able go out into the ocean.

1 called at that time, and the Spencer project it's now being
 2 called -- was not put in the plan was that we were planning
 3 a transportation corridor that would transect from the
 4 airport to the West Side, and it would probably transect
 5 that particular property. And probably, there would be a
 6 need to build a highway or a rail system, or whatever it
 7 will be, from this side of the island -- it will probably
 8 have to go up above the tunnel and over. And it would need
 9 the land to get the slope to eventually to go over that
 10 hillside.
 11 Second item. The reason why Pulelehua in the GPAC
 12 Recommendation is different than the Director's position was
 13 the GPAC was very concerned about the airport proximity to
 14 all the residences and the school. So what we did -- we
 15 didn't eliminate Pulelehua, we reduced it along the area
 16 along the airport. And so that was pushed down in the hill.
 17 It was made into a smaller airport away from the airport.
 18 And it was for safety reasons.
 19 Number three. Waikapu folks came in and said they
 20 wanted a green belt around their community. That was a
 21 major theme in a lot of our thinking, why we put Urban
 22 Growth Boundaries, for example, around Waikapu. It was --
 23 for example, in upper Kihei and North Kihei between the Tech
 24 Park and the corn farm there, that area, we put in some
 25 development that would go in there, but we put green belts

1 around several of those communities with the idea of
2 creating separate individual communities with a separate
3 identity rather than having one totally-connected community.

4 Number four. I was pleased today to hear that the
5 golf course has been taken out of the Kaanapali 2020
6 development. One thing that did not get mentioned here,
7 which was part of our considerations, was that already above
8 Kaanapali 2020, there's a large development, (inaudible),
9 that has already been approved and is entitled up there. I
10 think approximately 900 units up there. So when you do
11 consider the Urban Growth Boundary, remember that there was
12 already a large development put in there. And coupled with
13 the 1700 units they are now requesting in there, would make
14 it a very large community. Whether you approved it or not,
15 that will be up to you.

16 And number five. Water availability was a major
17 concern of ours Upcountry. That's why, I think, Haliimaile
18 was left out. We also did not approve the Pukalani Triangle
19 area, which is now called the Pukalani Town Center. We're
20 concerned about water. The Upcountry plan calls for
21 priority in water Upcountry where it is available. As we
22 all know, it's not readily available. And Hawaiian
23 Homelands and agriculture is first priority. Hawaiian
24 Homelands has 2400 -- or is 2800 units that they're
25 planning. And whatever water does come online, the highest

1 One is around the Kihei School site. Why was that left cut
2 out?

3 MR. MAYOR: I suspect -- that really looks like an
4 oversight. I'm not sure what happened. Certainly, the
5 school section should be within an urban area. My
6 recollection was I didn't think it was in that space between
7 the two, I think it was in one of them. That's my
8 recollection. I thought the schools would have been in the
9 area.

10 COMMISSIONER STARR: How about in Waihee, was there
11 any discussion on GPAC?

12 MR. MAYOR: Lots of discussion in Waihee. We went
13 back and forth, the two areas under discussion today, what
14 would be the Wailuku side of the town. And we added those
15 in there because we felt there would be some need for Waihee
16 Town over a 20-year period to have some room to grow. And
17 we thought it was the appropriate side of the community to
18 grow. Obviously, the community plan would decide much more
19 detailed what kind of growth would take place. But to move
20 the Urban Growth Boundary out to give some potential
21 development.

22 COMMISSIONER STARR: Last one, Spreckelsville?

23 MR. MAYOR: What aspect of Spreckelsville?

24 COMMISSIONER STARR: Where -- I know where A&B came
25 and presented today.

1 priority should be for those areas.

2 And there's a water meter list with over a 1,000
3 applications already on there. So what water becomes
4 available, should go to longstanding residents, to Hawaiian
5 Homelands and to agriculture Upcountry. And that's why you
6 would perhaps see tightened Urban Growth Boundaries
7 Upcountry.

8 Lastly, one of the concerns we had about Haliimaile
9 in particular was there were no jobs in that particular
10 area. It would be an isolated community, quite distant from
11 jobs. So that was another reason why it was not included in
12 the plan. I just wanted an explanation to give you some
13 feedback. Thank you.

14 CHAIR HEDANI: Thank you very much.

15 Questions from the Commission? Thank you.

16 Commissioner Mardfin.

17 COMMISSIONER MARDFIN: I'd just like to make a
18 quick comment. Thank you for doing this. Because once it
19 gets past one organization to another, we sometimes don't
20 have the rationale behind these things. We'd like to assume
21 they're good reasons, but if we don't know, it's hard for us
22 to be supportive when we get contrary testimony. Thank you.

23 MR. MAYOR: Thank you.

24 CHAIR HEDANI: Commissioner Starr.

25 COMMISSIONER STARR: Yeah. Couple of questions.

1 MR. MAYOR: Mauka of the highway?

2 COMMISSIONER STARR: Mauka and also makai.

3 MR. MAYOR: We put an Urban Growth Boundary around
4 Paia Town. And it went up the hill, towards upper Paia
5 where the mill was and not along the Hana Highway. And I'll
6 give my own reasons. I would have preferred that what we
7 did approve rather than along the highway, which is already
8 highly congested. And until we really know where and what
9 kind of bypass plan might be for Paia, I think it might be
10 unwise to go along the highway. But that's only mine,
11 that's not the GPAC.

12 CHAIR HEDANI: Thank you very much, Dick.

13 MR. MAYOR: Thank you.

14 CHAIR HEDANI: Let me go back and see if any of
15 these people are still here.

16 Mr. Henry Ariyoshi. I think it's Adeline
17 Rodrigues. And Darla White or Meg Dailer.

18 Okay. If not, that concludes the listing of people
19 that we have signed up. Are there any other individuals
20 that would like to testify? Is there somebody that wants to
21 offer testimony at this time? Darla white.

22 MS. WHITE: My sincerest apologies coming in a
23 little late. I had trouble getting my State vehicle back.

24 Hi, my name is Darla White. I am here this
25 afternoon representing the University of Hawaii Botany

1 Department and our researcher, Meghan Dailer, as well as
2 myself as a marine scientist. I will just read from here.

3 I speak on behalf of Meghan Dailer. And would like
4 to thank you all for the opportunity to provide input this
5 afternoon. We would like to bring to your attention to the
6 latest scientific research that shows Maui's reefs are in
7 rapid decline from multiple stressers, and that land-based
8 nutrient pollution is fueling the algal blooms that are a
9 prominent factor in reef decline and loss of revenue for
10 Maui.

11 I handed out earlier two papers of the latest
12 research here on-island from Meghan Dailer and Dr. Mark
13 Vermeij, both from (inaudible) lab. Both those papers are
14 in review. They've all been accepted for review for marine
15 ecology and pacific research.

16 And the document coming around now is from the
17 Division of Aquatic Resources, which sums up the coral reef
18 assessment monitoring program data over the last 13 or 14
19 years now. We're very fortunate here on Maui to have this
20 much temporal data that shows that we've actually been
21 loosing our reefs at an astronomical rate, at of significant
22 decline. And so I'm here to, I guess, talk about that a
23 little bit.

24 Maui reefs, as you well know, have many values,
25 including economic value, cultural value, recreational and

1 cover over the pasts decade. Although, you'll notice from
2 the document I handed out, there is significant decline,
3 although it's not drastic at this time.

4 The health of the Olowalu reef near the shore
5 marine environment is the basis for my opposition to the
6 urbanization of Olowalu. Therefore, I support the Planning
7 Director's Map, and hope that you will too.

8 In the urbanized area of Kihei, property values are
9 nearly reduced by half their value due to the excess
10 nutrients leaching from land in which, in turn, cause algal
11 blooms that are present on the beaches. The already
12 persistent nutrient loading issue in many places will only
13 extend to additional areas if further development continues
14 in the same matters as in the past.

15 I strongly suggest the following implementation:
16 To prevent algal blooms, limit nutrient loading in every way
17 possible. All developments, especially Olowalu, should be
18 required to have fifth-degree levels of sewage treatment at
19 all treatment facilities. Nutrient impact can also be
20 lessened by reducing fertilizer runoff by planting native
21 plants, including a no-landscape zone 50 meters from the
22 high water mark inland and filtering runoff from taro ponds
23 to remove both nutrients and sediment.

24 To prevent increased sediment deposition into the
25 ocean and subsequent coral death, limit sedimentation rates

1 quality of living value, ecological value and intrinsic
2 value. And we must protect these resources, starting with
3 land use practices. As the EPA representative Steven
4 Johnson said at the U.S. Coral Reef Task Force meeting in
5 Kona last year to Big Island Planning Director, Chris Yuen,
6 "Either Hawaii's reefs are a priority, or they're not."
7 It's that simple.

8 Some of Maui's reefs are declining faster than
9 anywhere else in the world. And we need to pay attention.
10 We need to learn from the mistakes of Florida and the
11 Caribbean if we want to keep fish in our waters. No reefs,
12 no fish. Healthy reefs will survive even the greatest
13 challenges that have been associated with climate change and
14 ocean acidification. So it's pertinent that we try and
15 remove stressers now.

16 This is written by Dr. Meghan Dailer -- not doctor.
17 She says, "From my recent studies, it is apparent that the
18 nutrients loading in the nearshore marine environment in
19 developed areas of Maui is already currently a problem that
20 leads to a decline in coral cover and accelerated marine
21 plant growth."

22 The reef at Olowalu is the largest reef on Maui,
23 about 100 acres, and the only one of that size that comes
24 directly up to the shoreline. Additionally, it's one of the
25 only reefs that hasn't experienced drastic decline in coral

1 in all possible ways. Require that the initial development
2 processes that create bare earth occur in dry seasons only.
3 Heavy sedimentation events will happen with large areas of
4 bare earth and rainfall. Develop smaller areas at a time so
5 that if bare earth is exposed to an elevated rainfall event,
6 the subsequent impact will be lessened. Overall, enforce
7 the already existing rules and regulations related to the
8 Clean Water Act --

9 CHAIR HEDANI: Darla, time's --

10 MS. WHITE: Yeah.

11 CHAIR HEDANI: Time's up.

12 Any questions for the Commission? Commissioner
13 Mardfin.

14 COMMISSIONER MARDFIN: I have at least two. My
15 first question is what's the date of this?

16 MS. WHITE: What is the date? It's either written
17 at the bottom -- 2007.

18 COMMISSIONER MARDFIN: 2007. The reason I ask is
19 because I got on the Commission about a year and a half ago,
20 and I went to a health event in Hana. And there was
21 somebody from this organization -- I forget the man's name.

22 MS. WHITE: William Sparks?

23 COMMISSIONER MARDFIN: Perhaps. He was over there.
24 And I got this and I read it. And I had just gotten on the
25 Commission shortly before that. And I got really picky

1 asking people who were coming in for permits about what was
2 going on. And in particular -- I don't know if this is the
3 one I saw or not, but it had to do with stuff going into the
4 wells; whereas, pumping sewage out into the injection wells.
5 And the claim is it was causing coral damage.

6 Then we had a guy named Dr. Broch, I believe, from
7 the Water Resources Center UH. He had done a bunch of
8 studies and said no, that isn't the cause of it; you can't
9 demonstrate that's what's going on.

10 How are we to know what scientist to believe?

11 MS. WHITE: At this time, newer methodologies, such
12 as stable nitrogen isotope analysis is being employed. They
13 are accepted worldwide. And they do indicate the footprint
14 of the nitrogen source being taken up by the algae. This is
15 also Meghan Dailer's work that is going on right now. It
16 does explicitly apply in some areas more than others -- I
17 didn't bring those maps today.

18 Wastewater is affecting some areas. There are
19 areas where it's apparent that it's more agricultural and
20 areas where there's probably a mix of the two. And there's
21 areas that are probably -- the more remote areas. You can
22 tell that it's probably keawe or nitrogen-fixing plants that
23 are causing the footprints that the algae are taking up.

24 Does that make sense?

25 COMMISSIONER MARDFIN: It does.

1 wanted to ask you. Since I was a young child, I used to go
2 and dive and pick up ogo. Today I can't do that. Because
3 the areas I used to go, today they don't have that cold
4 water coming out. The cold water is actually the aquifer,
5 the fresh water coming through the sandy area or some
6 outlet. Has anybody studied, inventoried, all of Maui's
7 coastline where this natural waters come out, as well as the
8 streams that should be running that are not running today?

9 MS. WHITE: As to the first part of that question,
10 have the fresh water subterranean inputs been mapped out, I
11 do not know that answer. I could refer you to Skippy Hau,
12 who is a DAR who would know if that data is available, and
13 the USGS folks as well.

14 As for the streams, there are a lot of diversions.
15 To my knowledge, we only have one naturally running stream
16 on the entire island.

17 CHAIR HEDANI: Commissioner Shibuya.

18 COMMISSIONER SHIBUYA: Skippy's my hero. So I know
19 who Skippy is, and we've talked about this. I would
20 encourage others to consider studying and mapping these
21 locations and informing these people. Because the impacts
22 are tremendous in terms of sustaining ourselves and the
23 ecological qualities within our shorelines. Thank you.

24 MS. WHITE: I absolutely agree with you and hope
25 that we can attract more local folks and researchers to come

1 MS. WHITE: So there's more recent research that's
2 come out the last year.

3 COMMISSIONER MARDFIN: This was more than a year
4 ago. So there may be more?

5 MS. WHITE: Yeah, there is.

6 COMMISSIONER MARDFIN: If you got the articles,
7 maybe those are the two you gave me, that would be helpful.

8 CHAIR HEDANI: Any other questions? Commissioner
9 Starr.

10 COMMISSIONER STARR: First of all, thank you for
11 being involved in this work. It's important.

12 MS. WHITE: You're welcome.

13 COMMISSIONER STARR: I read an article in National
14 Geographic -- and I believe Scientific America had some
15 interesting stuff -- about work that was started in the
16 Europe and in the Caribbean. And it's regarding certain
17 chemicals that are in common brands of sunscreen that may be
18 having an effect, as well as nutrients coming off the shore.
19 Do you know if there's anyone in Hawaii doing work on that?

20 MS. WHITE: I don't know if the main lead on that
21 research is here in Hawaii. I apologize, I can't answer to
22 that. Yes, sunscreen does impact corals. However, I know
23 it was a closed experiment, but it does have an impact.

24 CHAIR HEDANI: Commissioner Shibuya.

25 COMMISSIONER SHIBUYA: Thank you, Darla. I just

1 and do that work. There's just only so much we can do.

2 CHAIR HEDANI: Additional questions?

3 Seeing none, thank you very much.

4 Lucienne DeNaie.

5 COMMISSIONER HIRANAGA: Mr. Chair, are we going to
6 allow other stakeholders to start coming up and testify on
7 their personal behalf? Is that what we're doing now?
8 Because she's had her opportunity today. So we're going to
9 allow other individuals who have testified as stakeholders
10 the opportunity to come back and testify on their personal
11 behalf?

12 CHAIR HEDANI: Lucienne, are you testifying on your
13 personal behalf?

14 MS. DENAIE: I'm testifying as a member of GPAC
15 with some information that was asked of you why it was left
16 out, and it might be of some use for someone to know why --
17 similar to what Dick did, but it was a subject he didn't
18 cover.

19 COMMISSIONER HIRANAGA: So your answer is yes?

20 MS. WHITE: Yes, I'm testifying as a former GPAC
21 member and on behalf of myself.

22 CHAIR HEDANI: Commissioner Starr.

23 COMMISSIONER STARR: Yeah. I think if we're going
24 to err, we should err on the side of inclusion. And since
25 Ms. DeNaie was testifying on the behalf of various entities,

1 she should be allowed to let her say her peace.
2 CHAIR HEDANI: Okay. The Commission actually wants
3 to deliberate the Land Use Element, which is on our agenda
4 for today. But I'll go ahead and allow this one testimony
5 at this point.

6 MS. DENAIE: Thank you. I very much appreciate it.
7 This concern is the villages at Leiali'i. And the gentlemen
8 from the State wanted to know why they weren't on the radar
9 screen here. I just wanted to inform you a little bit about
10 the
11 decision.

12 The discussion was brought forward that since they
13 involved ceded lands and since there was a kind of court
14 situation with the ceded lands over whether the State could
15 assign these ceded lands even to one of its own agencies to
16 develop other than Hawaiian Homelands, that it was unlikely
17 that these lands might be developed in the near future
18 because that all had to be resolved.

19 So they were seen as unlikely. They were held up
20 as a poster child by several testifiers as a reason why we
21 had to approve broad sections of projects in West Maui
22 because people had been counting on the houses from Leiali'i
23 to be utilized as part of the mix of houses that would be
24 available, and they were never built even though the
25 infrastructure was in, and so forth and so on.

1 And I know for me, my brain is a little bit fried. And Land
2 Use is really the heart of this whole plan and it's really
3 critical. And I also don't think we're going to get through
4 all of it in the next half an hour, which is all we have.
5 I'd like to suggest that we leave it until we can take it up
6 with a fresh start and hopefully some other additional
7 members present on another day and finish up our agenda.

8 CHAIR HEDANI: Commissioner Shibuya.

9 COMMISSIONER SHIBUYA: At the last meeting, I
10 mentioned -- and I didn't explain it very clearly. But
11 after thinking about it and after drafting a lengthy input,
12 I'd like to ask the long-range planning people to create a
13 cross-referencing chart for this land use area. Let me
14 start off from the beginning.

15 We've been talking about the value of ahupua'a.
16 And in terms of our ahupua'a, it has land and how it's being
17 used. And here today, we have our values and houses that
18 we've done in cultural and historical areas. We've also
19 done it in the infrastructure. And we've done it in the
20 various aspects.

21 This land use is one way we can actually express
22 this ahupua'a value. And the way we can somehow
23 cross-reference all of these values in a short and in an
24 integrated part of the land use portion. Saying water, how
25 we're going to control this water; how we're going to use

1 We were also told that Hawaiian Homelands were
2 outside of our jurisdiction, and that these lands might
3 eventually be all under the control of Hawaiian Homelands;
4 and therefore, we had basically no decisions to make about
5 them because the County doesn't have jurisdiction. Just
6 hopefully, that's a little bit of information. It wasn't a
7 huge oversight. It was the way it was explained, it didn't
8 seem like we had any decision to make there.

9 CHAIR HEDANI: Thank you very much. Any questions
10 from the Commission?

11 Okay. Why don't we go ahead and take a ten-minute
12 recess for our stenographer, and we'll reconvene in ten
13 minutes to cover the Land Use of the General Plan.

14 (At which time, a recess was taken.)

15 CHAIR HEDANI: Planning Commission of July 21st
16 will come to order. We are going to go ahead and take up
17 Item D on our agenda, which is the consideration of
18 discussion of and recommendations to the Draft Maui Island
19 Plan's Land Use Element. And we'd like to open it up at
20 this time for public testimony for anyone that would like to
21 offer comments on this agenda item.

22 Seeing none, public testimony is closed.

23 Commissioner Starr.

24 COMMISSIONER STARR: Yeah. Mr. Chair, I'd like to
25 put something out. We've been going for many, many hours.

1 the water; how we're going to balance the use of this; how
2 we're going to do the -- conserve our lands. We don't even
3 mention conservation. Even though this is the kuleana of
4 the State, it is still our responsibility of having our
5 values for the conservation lands.

6 How we're going to use this? How are we going to
7 put in the transportation corridors. How are we going to
8 put in housing and things of this nature?

9 These are matters in which we've been remiss. The
10 total plan is not an integrated plan. It's an individual
11 subject-matter plan. And I'd like to use this as a means of
12 bringing all these individual values and asking the
13 long-range people to somehow give us a cross-reference
14 togetherness picture for us.

15 CHAIR HEDANI: Would you like to continue the
16 meeting until 5:00, our normal adjournment time, or would
17 you like to adjourn now? Commissioner Starr.

18 COMMISSIONER STARR: Mr. Chair, I move that we
19 adjourn at this time.

20 CHAIR HEDANI: Is there a second? Commissioner
21 Hiranaga.

22 COMMISSIONER HIRANAGA: Well, let's go down the
23 rest of the agenda.

24 COMMISSIONER STARR: After we finish the items on
25 the agenda.

1 CHAIR HEDANI: Is that the concurrence of the rest
2 of the Commission?

3 COMMISSIONER HIRANAGA: I'm willing to go --
4 actually, if we're going to start talking about the rest of
5 the agenda, we're probably going to be talking about this
6 for 15 minutes.

7 CHAIR HEDANI: Commissioner Mardfin.

8 COMMISSIONER MARDFIN: I think Commissioner Shibuya
9 and Commissioner Starr have very good points. If he wants
10 to introduce -- get something drafted up to bring this
11 together, it seems to me to be more efficient to await for
12 that to happen. And I share with Jonathan Starr, the brain
13 deadness, at least with myself. I agree we should finish up
14 minor things on the agenda. And I had things about Directed
15 Growth. I can pass it out now and we can think about it.

16 CHAIR HEDANI: Commissioner Sablas.

17 COMMISSIONER SABLAS: Finish with the agenda.

18 COMMISSIONER STARR: Chair, can I change my motion
19 to --

20 CHAIR HEDANI: Just withdraw it at this point, and
21 we can continue.

22 COMMISSIONER STARR: Yeah.

23 CHAIR HEDANI: Planning Director's report.

24 DIRECTOR HUNT: The schedule that the Planning
25 Commission adopted indicates that for today, you should be

1 And that's a large amount of time. But there was some talk
2 from the Planning Commission that the GPAC didn't do a real
3 thorough review of that, if a review at all.

4 CHAIR HEDANI: What about altering the start time
5 of the meeting?

6 DIRECTOR HUNT: Five a.m.?

7 CHAIR HEDANI: Can you make it at 5 a.m.?

8 Commissioner Starr.

9 COMMISSIONER STARR: I'd like to suggest that we
10 take one of the current meetings and work on the modules
11 after lunch, 1 p.m., for one of the upcoming current
12 meetings.

13 CHAIR HEDANI: Commissioner Hiranaga.

14 COMMISSIONER HIRANAGA: I think it's a little early
15 to start worrying about meeting the deadline. I think --
16 and I don't really know what's entailed in the last few
17 days, but they were scheduled to meet. But it seems like
18 implementation and evaluation and monitoring seems like soft
19 subjects. I think we should wait and just continue as
20 quickly and as best we can at this time, is my personal
21 feeling.

22 CHAIR HEDANI: Any other comments?

23 COMMISSIONER HIRANAGA: I mean, the final clean-up
24 won't be that dirty, hopefully.

25 CHAIR HEDANI: How about meeting at 8:00 instead of

1 through Land Use and starting in on Directed Growth Policies
2 and then Directed Growth Mapping. So you're obviously, a
3 little bit behind. We're about maybe halfway through your
4 Land Use Policies. Noting that, you're on page 7 out of 21.
5 So a third of the way through.

6 The overall direction from this body to the Staff
7 was you wanted to do a faster review of the early elements
8 in order to allow an in-depth review of the Directed Growth
9 Mapping. So we're running into a problem. You're not
10 meeting that objective that you laid out.

11 You're next meeting is in Lahaina, which could --
12 it's a regional meeting. And from past experience, your
13 regional meetings have had a lot of public testimony, though
14 you have gotten some business work done at the latter half
15 of the meeting. So right now the outlook isn't real rosy in
16 terms of meeting your schedule. And I'm not trying to
17 lecture you or scold you, I'm just trying to present facts
18 to you so you guys can deal with it.

19 CHAIR HEDANI: Do we have options to meet our
20 deadline?

21 DIRECTOR HUNT: Well, you can abbreviate some of
22 the meetings in terms of the subject matter. You could add
23 another meeting. We do have a little room at the end for
24 long-range implementation, monitoring and evaluation.
25 There's two and a half meetings that are scheduled for that.

1 9:00 in the morning?

2 COMMISSIONER HIRANAGA: I think the Department
3 starts work at 7:45. You're going to put a lot of pressure
4 on their Staff to be here --

5 CHAIR HEDANI: They're used to the pressure.

6 COMMISSIONER HIRANAGA: Commissioner Starr.

7 COMMISSIONER STARR: I think seven hours for a
8 nonpaid commission is really sufficient. You know, 9 to 5
9 is a pretty good workday at our pay grade.

10 CHAIR HEDANI: Okay. Why don't we take those
11 things into consideration as possible options for
12 consideration for future meetings, and we'll adjust it as we
13 go.

14 Director Hunt.

15 DIRECTOR HUNT: And we'll do some brainstorming on
16 our side too. I'd like to stay on the positive side of
17 things also. And I would like to compliment the body today
18 for the efficient use of time. I mean, it's remarkable to
19 have a lengthy list of stakeholders and the interests that
20 they all had, and you got through it. I thought you showed
21 a lot of self-restraint and only asking a couple questions
22 here and there and not allowing them to go on and on.

23 But the bearer of the bad news earlier, I guess I
24 wanted to throw some positive things out there.

25 CHAIR HEDANI: Thank you. We appreciate that.

1 Any other comments? Commissioner Hiranaga.
 2 COMMISSIONER HIRANAGA: Was Commissioner Shibuya
 3 expecting a response from what he said earlier.
 4 CHAIR HEDANI: Mr. Summers.
 5 MR. SUMMERS: Thank you, Mr. Chairman. We'll look
 6 at the suggestions that Commissioner Shibuya has proposed
 7 and explore some options and do a quick and dirty
 8 feasibility study in terms of how and if that can be
 9 implemented.
 10 COMMISSIONER SHIBUYA: Thank you.
 11 CHAIR HEDANI: Okay. With that, is there any other
 12 items for discussion?
 13 DIRECTOR HUNT: Just a -- following up on the
 14 schedule. We did change one of your regular meetings, which
 15 I believe was the 18th, to -- we changed that to a Maui
 16 Island Plan Review.
 17 Now, there's downsides to that. There's a host of
 18 development proposals that are trying to get approved. The
 19 developers or the land owners want to get approval. There's
 20 talk about stimulating the economy and trying to get permits
 21 through. So you guys are kind of in between a rock and a
 22 hard place.
 23 The next item is just a reminder of your next
 24 meeting for Maui Island Plan Review for August 4th, in
 25 Lahaina, at the civic center. And that's at 1:30 until 8:00

1 CERTIFICATE

2
 3 County of Maui)
 4) ss.
 5 State of Hawaii)
 6
 7
 8

9 I, CAMMIE GILLETT, a Certified Shorthand Reporter
 10 in and for the State of Hawaii, do hereby certify that the
 11 foregoing pages comprise a full, true and correct transcript
 12 of the proceedings had in connection with the above-entitled
 13 meeting.
 14
 15
 16
 17
 18

19 Dated this 20th day of August 2009.

20
 21
 22

 23 CAMMIE GILLETT, RPR, CSR No. 438

1 p.m.
 2 CHAIR HEDANI: Commissioner Mardfin.
 3 COMMISSIONER MARDFIN: Director, will there be a
 4 site visit anywhere planned, or a tour of the area at all?
 5 DIRECTOR HUNT: At this point, there's nothing
 6 planned.
 7 CHAIR HEDANI: Any other discussion? Any other
 8 items for consideration for the good of the order?
 9 Commissioner Mardfin.
 10 COMMISSIONER MARDFIN: I'd like to pass out this
 11 suggestion for the Directed Growth Principles so the people
 12 can think about it.
 13 CHAIR HEDANI: Is everybody's brains fried? The
 14 stenographer's fingers are fried.
 15 If there's no objection then, at this point, we'll
 16 go ahead and adjourn and look forward to our next meeting
 17 next Tuesday on regular subjects.
 18 Thank you very much for your hard work. Thank you
 19 to the Staff. And thank you to all the people that
 20 participated in the discussion today. It was very
 21 productive. Thank you. We're adjourned.
 22 (Meeting concluded at 4:36 p.m.)
 23
 24
 25