

LAND USE COMMITTEE
Council of the County of Maui

MINUTES

March 2, 2011

Site Inspection

CONVENE: 1:37 p.m.

PRESENT: VOTING MEMBERS:

Councilmember Joseph Pontanilla, Vice-Chair
Councilmember Gladys C. Baisa, Member
Councilmember Robert Carroll, Member
Councilmember Elle Cochran, Member
Councilmember Donald G. Couch, Jr., Member
Councilmember Michael P. Victorino, Member
Councilmember Mike White, Member

EXCUSED: VOTING MEMBERS:

Councilmember Danny A. Mateo, Chair
Councilmember G. Riki Hokama, Member

STAFF: Kirstin Hamman, Legislative Attorney
Pauline Martins, Committee Secretary

Dana Broncheau, Executive Assistant to Councilmember Cochran
Sarah Dyal Freistat, Executive Assistant to Councilmember Cochran
Susan Clements, Executive Assistant to Councilmember Couch
Morris Haole, Executive Assistant to Councilmember Carroll

ADMIN.: James Giroux, Deputy Corporation Counsel, Department of the Corporation
Counsel

Jo-Ann Ridao, Director, Department of Housing and Human Concerns
David Goode, Director, Department of Public Works
Officer Alan Brown, Kihei District, Department of Police
Captain Saaumu Tivoli, Kihei District Commander, Department of Police
Michele McLean, Deputy Director, Department of Planning

OTHERS: **Item 3(1):** Christopher Hart, Chris Hart & Partners, Inc.
Matt Slepik, Chris Hart & Partners, Inc.
John Sindoni, Royal Main Properties, LLC
Andrew Beer
James Spears

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Bruce U'u
Margherita Spears
Zandra Souza-Amaral
Mike Moran
Bill Kamai
Ivan Lay
Others (3)

PRESS: Amanda Cowan, *The Maui News*

LU-3(1) CHAPTER 201H, HAWAII REVISED STATUTES, AFFORDABLE HOUSING PROJECTS (KAIWAHINE VILLAGE) (C.C. No. 11-27)

The Committee assembled at the proposed project site, inside the gated area, located at the intersection of Kaiwahine Street and Hale Kai Street in Kihei.

Chair Carroll convened the site inspection to allow the Committee members to view the subject property and the surrounding area. He also provided copies of the Landscape Conceptual Plan for the members' reference during the site inspection.

Five individuals testified.

Andrew Beer, James Spears, and Mike Moran testified in opposition to the project. Mr. Beer and Mr. Moran testified on behalf of the Kihei Community Association. They raised concerns relating to traffic safety impacts; the effect of a multi-family unit project on the nature of the surrounding neighborhood; infrastructure impacts, including to neighboring schools; and the condition of the neighboring Hale Piilani Park.

Zandra Souza-Amaral testified in support of affordable housing for the area, but relayed her concerns about the potential impact to the surrounding roadways and traffic safety issues. She urged the Committee to consider mitigation measures.

Bruce U'u testified on behalf of the Maui Carpenter's Union in support of the project, and noted that it will provide much-needed affordable housing and employment opportunities for those in the construction industry.

There being no further testifiers, the Chair closed public testimony at 1:57 p.m.

Christopher Hart, President, Chris Hart & Partners, Inc., provided an overview of the project. Mr. Hart pointed out the location of the property's boundaries within the 9.289-acre parcel. Mr. Hart noted that A&B Properties, Inc. is proposing a 600-unit subdivision adjacent to

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the parcel (A&B Project), and that Kaiwahine Street will run through Kaiwahine Village and connect to the A&B Project.

Councilmember Cochran questioned Mr. Hart about the traffic island proposed at the intersection of Kaiwahine Street and Hale Kai Street. Mr. Hart stated that the concept of the traffic island was developed when residents of Hale Kai Street raised concerns about the additional traffic that will have access to Hale Kai Street from both the Kaiwahine Village and the A&B Project. Mr. Hart explained that the traffic island will prohibit drivers from making a left turn onto Hale Kai Street from Kaiwahine Street.

Councilmember Couch stated that residents also have concerns about traffic from the A&B Project coming down onto Kaiwahine Street, through Kaiwahine Village. Mr. Hart indicated that residents' concerns could be mitigated by placing speed humps along Kaiwahine Street.

Councilmember Cochran asked about the location of the 19 guest-parking stalls, and inquired whether there is a need for more guest parking. Mr. Hart indicated that the developer is proposing to add another 35 intermittent parallel stalls along the access driveway of the project, in order to accommodate guest parking.

Councilmember Couch encouraged the members to drive along Hale Kai Street as they leave the site inspection in order to understand traffic conditions along that road. Chair Carroll also encouraged members to drive along Kaiolohia Street, which connects to Hale Piilani Park.

There being no further questions or discussion, Chair Carroll adjourned the inspection at 2:12 p.m.

APPROVED:



ROBERT CARROLL, Chair
Land Use Committee

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