

**LAND USE COMMITTEE**  
Council of the County of Maui

**MINUTES**

**November 1, 2011**

**Site Inspection**

**CONVENE:** 1:32 p.m.

**PRESENT:** VOTING MEMBERS:

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

**EXCUSED:** VOTING MEMBERS:

Councilmember Riki Hokama, Member

**STAFF:**

Kirstin Hamman, Legislative Attorney  
Morris Haole, Executive Assistant to Councilmember Carroll

**ADMIN.:**

James Giroux, Deputy Corporation Counsel, Department of the Corporation  
Counsel  
Michele McLean, Deputy Director, Department of Planning  
David Goode, Director, Department of Public Works

**OTHERS:**

**Item 3(2):** Rory Frampton, Land Use Consultant, West Maui Land Company,  
Inc.  
Heidi Bigelow, Project Manager, West Maui Land  
Company, Inc.  
Tom Kefflen, West Maui Land Company  
Sherri Dodson, Executive Director, Habitat for Humanity  
Charlene Schulenburg, Habitat for Humanity  
Lee Schulenburg, Habitat for Humanity  
Gary Passon, Board member, Habitat for Humanity; and  
Chairperson, Site Selection Committee  
Darrell Banks, Habitat for Humanity  
Allison Stanford  
Maggie Colome

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Patty Nishiyama  
Bill Kamai, Service Representative, Hawaii Carpenters  
Union  
Ivan Lei  
Jim Garren  
Herman Naole  
Michele Lincoln  
Gary Kepner  
Wilmot Kamaunu Kahaialii  
Others (7)

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**LU-3(2) AFFORDABLE HOUSING PROJECTS (CHAPTER 201H,  
HAWAII REVISED STATUTES) (KAHOMA RESIDENTIAL  
SUBDIVISION, LAHAINA) (C.C. No. 11-27)**

The Committee assembled at the dirt access road at the Kahoma Residential Subdivision project site in Lahaina, Maui, Hawaii at TMK: (2) 4-5-10:005.

Chair Carroll convened the site inspection and explained that the purpose of the inspection is to view the subject property and the surrounding area.

Six individuals testified.

Jim Garren stated that he has been a resident of the neighboring Kelaweia Mauka Subdivision for 15 years. He expressed concerns about the project's impact to cultural and archeological sites on the property. He discussed the history of the Kahoma Stream area, and distributed a portion of a document entitled "Volume I (Part 1): He Wahi Mo'olelo No Kaua'ula A Me Kekahi `Aina O Lahaina I Maui: A Collection of Traditions and Historical Accounts of Kaua'ula and Other Lands of Lahaina, Maui".

Herman Naole, also a resident of Kelaweia Mauka Subdivision, noted that there are no sidewalks along Kalena Street, a proposed access point to the project site. He expressed his concern that the project will increase traffic along Kalena Street, making the road unsafe for children who frequently use the road to walk to school. He noted that the proposed project site is supposed to be a park for residents of the Kaleweia Mauka Subdivision.

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Michelle Lincoln stated that she has raised her three children in the Kalewea Mauka Subdivision, and they have used the project site for recreational purposes. She said that the roads in her subdivision are narrow and do not contain sidewalks. She also expressed her concern that traffic will increase if the proposed project is constructed, making the roads unsafe for residents. She pointed out that many people use the project site as a path because it is safer than Lahainaluna Road. Ms. Lincoln also stated that the development will burden the schools, which are already over capacity.

Alison Stanford, another resident of the Kelawea Mauka Subdivision, showed the Committee where the Kahoma Stream used to flow prior to the construction of the Kahoma Stream Flood Control Channel ("Channel").

Gary Kepner, who also resides in the Kelawea Mauka Subdivision, objected to the proposed project getting "fast-track" approval. He stated that traffic coming from the project onto Kalena Street and Lui Street will create traffic jams in the morning while kids are going to school.

Wilmot Kamaunu Kahaialii stated his concerns about the project's impact to the cultural significance of the area, and the rights of the people who have lived in the area for centuries.

There being no further testifiers, public testimony was closed at 1:50 p.m.

Rory Frampton, Land Use Consultant for the West Maui Land Company, Inc., confirmed that when the Channel was constructed, the Kahoma Stream, which used to flow along the backyards of the homes in the Kelawea Mauka Subdivision, was diverted into the Channel.

Heidi Bigelow, Project Manager, West Maui Land Company, Inc., distributed two maps of the proposed project site and the surrounding area for Committee members to use as they viewed the site. Mr. Frampton also noted that there will be two access points to the project: one from the entrance along Mill Street (the existing old cane haul road), and another from the Kelawea Mauka Subdivision along Kalena Street. Mr. Frampton pointed out that residents in the Kelawea Mauka Subdivision currently have to travel along Lahainaluna Road and Honoapiilani Highway in order to access the Lahaina Business Park and Lahaina Gateway Shopping Center. With the development of the proposed project, those residents will be able to travel through the project site to get to those businesses, relieving traffic along Lahainaluna Road and Honoapiilani Highway.

Councilmember Couch questioned whether there were any unsettled ownership issues related to the property. Mr. Frampton stated that all ownership issues have been cleared, and that the title company has issued title insurance for the property.

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Councilmember Pontanilla asked Mr. Frampton what the initial plans were for the property when the Channel was constructed. Mr. Frampton stated that when the Channel was constructed and the stream was diverted, a remnant undeveloped parcel was created between the Lahaina Business Park and the Kelaweau Mauka Subdivision. That remnant parcel is now the proposed project site. Mr. Frampton noted that the parcel is designated as open space in the West Maui Community Plan.

Councilmember Cochran expressed concerns about traffic increases in the surrounding neighborhoods because of the project, and questioned the developer's plans to make improvements to the County's Kuhua Street extension project. Mr. Frampton indicated that a detailed traffic study has been completed. According to the study, with the completion of the State's Lahaina Bypass Highway project and the County's Kuhua Street extension project, traffic in the area will be significantly alleviated. He noted that the developer intends to make improvements along Mill Street (the existing old cane haul road) from Keawe Street to the project site entrance.

Your Committee also discussed the proposed design standards for the project as they relate to providing a buffer for adjacent homes in the Kelaweau Mauka Subdivision, proposed improvements to the Kuhua Street extension, proposed walkways and bike paths, and potential flooding hazards associated with the Channel.

There being no further questions or discussion, Chair Carroll adjourned the inspection at 2:17 p.m.

APPROVED:



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ROBERT CARROLL, Chair  
Land Use Committee

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