

# GENERAL PLAN COMMITTEE

Council of the County of Maui

## MINUTES

June 5, 2012

### Council Chamber

**RECONVENE:** 9:06 a.m.

**PRESENT:** Councilmember Gladys C. Baisa, Chair  
Councilmember Donald G. Couch, Jr., Vice-Chair  
Councilmember Robert Carroll  
Councilmember Elle Cochran (arr. at 9:08 a.m.)  
Councilmember G. Riki Hokama  
Councilmember Danny A. Mateo  
Councilmember Joseph Pontanilla  
Councilmember Michael P. Victorino  
Councilmember Mike White (excused from 9:59 a.m. to 10:02 a.m.)

**STAFF:** Kirstin Hamman, Legislative Attorney  
Josiah Nishita, Legislative Analyst  
Pauline Martins, Committee Secretary

**ADMIN.:** James A. Giroux, Deputy Corporation Counsel, Department of the Corporation  
Counsel  
William Spence, Director, Department of Planning  
John Summers, Administrator, Long Range Planning Division, Department of  
Planning  
Simone Bosco, Senior Planner, Long Range Planning Division, Department of  
Planning  
Daniel McNulty-Huffman, GIS Analyst, Department of Planning  
Constance Tucker, GIS Technician, Department of Planning  
Mark King, GIS Analyst, Department of Planning  
Peter Graves, GIS Analyst, Department of Planning

**OTHERS:** Christopher Hart  
Mercer "Chubby" Vicens  
Grant Chun  
Vincent Bagoyo  
Rory Frampton  
Bill Frampton  
Gwen Hiraga  
(16) additional attendees

**PRESS:** *Akaku: Maui Community Television, Inc.*

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**ITEM NO. 2(2):                   GENERAL PLAN UPDATE (MAUI ISLAND PLAN: CHAPTER 8 (DIRECTED GROWTH PLAN) – (KIHEI-MAKENA REGION AND MAKAWAO-PUKALANI-KULA REGION)) (CC 07-54)**

CHAIR BAISA: . . .(*gavel*). . . Will the special meeting of the General Plan Committee please come back to order. Good morning, everyone. Before we begin, Chair would respectfully ask all of you to please put your cell phones on the silent mode, please. I would appreciate that. Thank you very much. I am Councilmember Gladys Baisa, Chair of the Committee, and I want to again thank everyone for making the time to attend these special meetings of the General Plan Committee. We have been working very hard on the Kihei-Makena region and will be trying to conclude our work on that region today. We will also consider a resolution to approve an extension on the Council's deadline to enact the Maui Island Plan until December 31<sup>st</sup> of the year in today's meeting. I'd like to introduce the Members that are here this morning. We have my Vice-Chair Don Couch.

VICE-CHAIR COUCH: Good morning, Madam Chair.

CHAIR BAISA: Good morning. And also we have Bob Carroll.

COUNCILMEMBER CARROLL: Good morning.

CHAIR BAISA: We have Chair Mateo.

COUNCILMEMBER MATEO: Good morning.

CHAIR BAISA: We have Member Hokama.

COUNCILMEMBER HOKAMA: Chairman.

CHAIR BAISA: Good morning. Member Victorino.

COUNCILMEMBER VICTORINO: Good morning, Madam Chair.

CHAIR BAISA: Thank you. Mike White.

COUNCILMEMBER WHITE: Good morning.

CHAIR BAISA: And Member Joe Pontanilla.

COUNCILMEMBER PONTANILLA: Good morning.

CHAIR BAISA: Excused at this time is Member Elle Cochran. Also with us we have a number of support staff. We have Will Spence our Planning Director.

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MR. SPENCE: Good morning, Chair.

CHAIR BAISA: Good morning. We have John Summers, the Administrative Planning Officer.

MR. SUMMERS: Aloha and good morning, Chair.

CHAIR BAISA: Good morning. Simone Bosco, our Senior Planner.

MS. BOSCO: Good morning.

CHAIR BAISA: Constance Tucker, GIS Technician. Mark King, GIS Analyst.

MR. KING: Good morning, Madam Chair.

CHAIR BAISA: Good morning. Dan McNulty-Huffman.

MR. MCNULTY-HUFFMAN: Good morning, Chair.

CHAIR BAISA: Good morning. Peter Graves, GIS Analyst.

MR. GRAVES: Good morning, Chair.

CHAIR BAISA: And we also have our Deputy Corporation Counsel James Giroux.

MR. GIROUX: Aloha, Madam Chair.

CHAIR BAISA: Aloha. We also have our Committee Staff. We have our Legislative Attorney, Kirstin Hamman. Good morning. And we have Legislative Analyst Josiah Nishita. And we also have Pauline Martins. Thank you very much, everybody, for being here, we really appreciate it. We are going to work on the one item we have on our agenda today, and because public testimony is already closed from yesterday, we will not be accepting public testimony. However, the Chair will make Members aware that we have resources that are here in the gallery. I'm not sure who everybody is but I see a lot of familiar faces, and if you need some assistance as we discuss the item that is on the floor, please ask and Chair will ask the resource down without objections from the Members to help us in our deliberation. When we left off yesterday, Members, we are trying to complete work on the maps and approval of the maps, and we were trying to complete that work. So at this point we will pick up looking at the maps, and, Members, you are...it's your turn. If you have an area of the map that you'd like consideration of or something that we have not decided on that now is your opportunity to bring that up. Any areas of concern?

COUNCILMEMBER PONTANILLA: Chairman?

CHAIR BAISA: Yes, Mr. Pontanilla.

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COUNCILMEMBER PONTANILLA: I'd like to move that we accept the Planning Department's proposal S2 to include D035 which is approximately 396 acres of land for the Makena Resort area.

COUNCILMEMBER CARROLL: Second.

CHAIR BAISA: Thank you very much. We have a motion by Mr. Pontanilla, seconded by Mr. Carroll. Mr. Pontanilla, any discussion?

COUNCILMEMBER PONTANILLA: Yeah. Thank you. You know as discussed last week in regards to this particular area, presently there is a golf course in the area. And, you know, looking at the process that this developer need to go through, there's a lot of safety nets that are already included like SMA. They need to come back to this Council to ensure...and presently the developer is doing his archeological site surveys within the development itself. So I feel comfortable in the sense that this area can be protected with proper conditions when they do come out for SMA Permits and approval from this Council. Thank you.

CHAIR BAISA: Thank you, Mr. Pontanilla. Further comments? Mr. Couch.

VICE-CHAIR COUCH: Thank you, Madam Chair. I'd like to get a confirmation from the Department. Is that in the SMA area or are they, do they have to deal with the SMA?

CHAIR BAISA: Planning, before you answer, Chair would like to acknowledge the presence of Member Cochran.

COUNCILMEMBER COCHRAN: Thank you, Chair.

CHAIR BAISA: Okay. Go ahead.

MR. SPENCE: Thank you, Madam Chair. I don't believe this particular project is in the SMA, but what it is...when they come in for zoning, you know, which is actually more rigorous than the Special Management Area process, it still goes to Planning Commission. It'll go to the community. It'll go to the Planning Commission who will recommend certain conditions to Council, and then when...if...I'm just...if it follows the full course, if it gets to Council and if zoning were adopted, it would...there would be other safeguards on archeological resources. The Council has the authority to do conditional zoning, but also, you know, there's going to be considerable archeological work done way before it ever gets to Council.

VICE-CHAIR COUCH: Madam Chair, a follow-up?

CHAIR BAISA: Yes, go ahead, Mr. Couch.

VICE-CHAIR COUCH: Thank you. Now I don't know, Mr. Spence, if you were involved in this, but I know some of your staff may have been. In the whole...it's the same question I have that was at

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the back, D043 and D041 in that area there. In the whole Makena rezoning situation that happened here in the Council for however long it went and the multitude of processes that went through this, was this project ever brought up?

MR. SPENCE: I can't answer that definitively. I'll get an answer for you. My understanding is it was not a part of that last big action that came to Council.

VICE-CHAIR COUCH: Does anybody on your staff have a more definitive answer on that or?

MR. SPENCE: That's we have . . . *(inaudible)* . . . Yeah, I know.

VICE-CHAIR COUCH: And, Madam Chair, that's my concern. You know this hasn't been...this has gone through the GPAC, the Planning direct...or the Planning Commission or the Planning Director from last term, and this Planning Director's the only one that's offering to put that back in. It's adding to the count, the unit count throughout the whole process, throughout the whole Kihei-Makena region and could take away from more affordable and more accessible stuff up in North Kihei. So unless I get some confirmation from the Department that this has gone through the zoning process or it hasn't even...wasn't even mentioned, I don't know that I can support this. Thank you.

CHAIR BAISA: Members, any further discussion on the subject? Seeing none, it appears that we're ready for vote. All those in favor, please say "aye".

COUNCIL MEMBERS: Aye.

CHAIR BAISA: Opposed, "no".

VICE-CHAIR COUCH: No.

COUNCILMEMBER COCHRAN: No.

CHAIR BAISA: Chair will call for a roll call.

MS. HAMMAN: Councilmember Carroll.

COUNCILMEMBER CARROLL : "Aye".

MS. HAMMAN: Council Chair Mateo.

COUNCILMEMBER MATEO : "Aye".

MS. HAMMAN: Councilmember Cochran.

COUNCILMEMBER COCHRAN : "No".



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CHAIR BAISA: Members, any other areas on the maps that you would like to take any action on before we proceed with the approval of the maps?

COUNCILMEMBER PONTANILLA: Chairman?

CHAIR BAISA: Yes, Mr. Pontanilla.

COUNCILMEMBER PONTANILLA: Just a question. In regards to the Puunene Airport, the parcels for DHHL as well as DLNR, I know we have tasked the Planning Department along with DHHL and DLNR to work together to come out with a master plan for the area. So at the time when the master plan is completed, can we bring back that particular area to be discussed further before first reading?

CHAIR BAISA: Thank you. Chair will ask for clarification from Staff. It's my understanding that we can but I want to be sure. Ms. Hamman.

MS. HAMMAN: Madam Chair, that's Staff's understanding as well, and I believe that the...that you are planning to have a meeting at the end of this process in Committee to basically clean up all of the areas and make any other adjustments that the Committee feels necessary. So it would be possible at that time.

COUNCILMEMBER PONTANILLA: Thank you. Thank you, Chairman.

CHAIR BAISA: Thank you, Mr. Pontanilla, for that clarification. I think that was a very important clarification. Members, any other areas on the maps that are outstanding? Seeing none, the Chair will then call for the vote. We have a main motion on the floor, and that is to approve the maps with the amendments that we have made so far. All those in favor, please say "aye".

COUNCIL MEMBERS: Aye.

CHAIR BAISA: Opposed, "no".

COUNCILMEMBER HOKAMA: No.

CHAIR BAISA: Motion...we will need a...Ms. Hamman, if you could for the record, let's have the vote.

MS. HAMMAN: Okay. Councilmember Carroll.

COUNCILMEMBER CARROLL : "Aye".

MS. HAMMAN: Council Chair Mateo.

COUNCILMEMBER MATEO : "Aye".

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MS. HAMMAN: Councilmember Cochran.

COUNCILMEMBER COCHRAN : “No”.

MS. HAMMAN: Councilmember Couch.

VICE-CHAIR COUCH: “Aye”.

MS. HAMMAN: Councilmember Hokama.

COUNCILMEMBER HOKAMA: “No”.

MS. HAMMAN: Councilmember Victorino.

COUNCILMEMBER VICTORINO: With reservations, “aye”.

MS. HAMMAN: Councilmember White.

COUNCILMEMBER WHITE: “Aye”.

MS. HAMMAN: Councilmember Pontanilla.

COUNCILMEMBER PONTANILLA: “Aye”.

MS. HAMMAN: And Committee Chair Baisa.

CHAIR BAISA: “Aye”.

MS. HAMMAN: Madam Chair, that’s seven “ayes” and two “noes”, the motion passes.

CHAIR BAISA: Thank you very much. You’ve heard the outcome, the motion passes.

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**VOTE:        AYES:    Chair Baisa, Vice-Chair Couch, and Councilmembers Carroll, Mateo, Pontanilla, Victorino, and White.**

**NOES:    Councilmembers Cochran and Hokama.**

**ABSTAIN:   None.**

**ABSENT:    None.**

**EXC.:       None.**

**MOTION CARRIED.**

**ACTION:    APPROVE MAPS AS AMENDED.**

CHAIR BAISA: Okay, Members, that takes care of the approval of the maps. We will now approve...vote to approve the text. Mr. Couch.

VICE-CHAIR COUCH: Madam Chair, did you want to go one area at a time or did you want to just do the rest of the...

CHAIR BAISA: Let's see. I...why don't we go for the whole thing --

VICE-CHAIR COUCH: Okay.

CHAIR BAISA: --as a main motion and then we'll amend if we have to as we go and come back and do the whole thing, the whole motion together.

VICE-CHAIR COUCH: Okay.

CHAIR BAISA: Okay.

VICE-CHAIR COUCH: Madam Chair...

CHAIR BAISA: By the way, everyone, you'll need the ramseyered version. Again, we're looking at the one that has the black and blue, if you can find your copy. Do we need a minute to locate that or is everybody okay? Raise your hand if you need time. Looks like we're okay. Go ahead, Mr. Couch.

MS. HAMMAN: And, Madam Chair, just to clarify that we're starting on Page 8-26 of the Director's marked-up version.

VICE-CHAIR COUCH: That's correct. Yep.

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CHAIR BAISA: That is the Kihei-Makena Planned Growth Areas, that's where we start. Everybody okay? Okay, Mr. Couch.

VICE-CHAIR COUCH: Madam Chair, I move to approve the text as marked up on the marked-up version from Page 8-26 through 8-37.

COUNCILMEMBER VICTORINO: Madam Chair, I second the motion.

CHAIR BAISA: We have a motion by Mr. Couch, seconded by Mr. Victorino. Anything that you folks want to amend in here above and beyond what is already amended?

COUNCILMEMBER VICTORINO: Madam Chair?

CHAIR BAISA: Yes, Mr. Victorino.

COUNCILMEMBER VICTORINO: Yeah, I was...that was my question. All these maps that are in here will be changed to reflect what we have...

CHAIR BAISA: That's correct.

COUNCILMEMBER VICTORINO: Okay. That's all I have on that. Thank you.

CHAIR BAISA: Also what we are voting to approve is what the Planning Director has put before us. Now if you want to change that, now is your time to suggest amendments. If you like, we can look at the board and just kind of move along here. If you see something that you want to fix, please make that motion, Chair will recognize you. GIS, if you guys will just roll that slowly until somebody says stop.

VICE-CHAIR COUCH: Madam Chair?

CHAIR BAISA: Yes.

VICE-CHAIR COUCH: In Kihei Infill and Revitalization on Page 8-27 --

CHAIR BAISA: Okay, everybody.

VICE-CHAIR COUCH: --we're talking about particular potential exists for redevelopment, that's the second paragraph in there. I wanted to find a way to include the fact that there's an infill project that's going on that's been...being worked with the Kihei Community Association extensively. I mean these people have come to the Kihei Community Association for many years, and they're finalizing and ready to submit something. It's called, it's the Krausz land right there. It's on the corner of Piikea and Liloa, and I'm just wondering if we could put that in as an example. You have examples of things of new stuff outside of the infill, I would like to have an example of that...the Krausz...the Kihei Community Association is trying to call it downtown Kihei.

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CHAIR BAISA: Planning, if you could respond.

MR. SPENCE: Madam Chair, we can put something, some kind of language in there as an example if you'd like.

VICE-CHAIR COUCH: Yep. Somewhere in that second paragraph would be preferable, please.

MR. SPENCE: Okay. I'd hate to delay --

VICE-CHAIR COUCH: Right.

MR. SPENCE: --approval of a section, you know, for that review, but if that's what the Members would like, we can draw something up and submit it to you.

CHAIR BAISA: Members, would you be okay with allowing Planning staff to draft wording? And of course we will have the final review of all of this anyway. Are you okay with that? Everybody okay? Any objections?

COUNCIL MEMBERS: No objections.

CHAIR BAISA: Hearing none, okay. All right, Mr. Couch.

VICE-CHAIR COUCH: And in the...on Page 8-28 talking about...and this is just a real quick spelling error. The Planned Growth Area Rationale, down, they list Kaiwahine Villas Affordable Housing Project. Kaiwahine is spelled incorrectly.

CHAIR BAISA: Where?

VICE-CHAIR COUCH: One, two, three, four, five, six, seven...11th, about the 11th line down.

CHAIR BAISA: I see it, okay. Kaiwahine Villas. We need to correct the spelling. Okay, that's minor.

VICE-CHAIR COUCH: H-i-n-e. It's manini but...

CHAIR BAISA: It's all right, it's important.

VICE-CHAIR COUCH: Yeah.

MS. HAMMAN: Madam Chair, maybe we can check with Planning but I believe the name is Kaiwahine Villages.

VICE-CHAIR COUCH: Kaiwahine is misspelled.

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CHAIR BAISA: And the villages, it says villas.

VICE-CHAIR COUCH: The villages, yeah, it should be villages as well.

CHAIR BAISA: Planning, can you just make that minor correction?

MR. SUMMERS: Sure.

CHAIR BAISA: We'll consider that nonsubstantive, Members, without objections.

COUNCIL MEMBERS: No objections.

CHAIR BAISA: All right.

COUNCILMEMBER VICTORINO: Madam Chair?

CHAIR BAISA: Mr. Couch. Yes, Mr. Victorino.

COUNCILMEMBER VICTORINO: Isn't...aren't we allowing the Department for these non-substantial changes?

CHAIR BAISA: Yes, yes, we are --

COUNCILMEMBER VICTORINO: So...

CHAIR BAISA: --but we need to point them out 'cause they might miss some.

COUNCILMEMBER VICTORINO: Okay. But I'm just saying we agreed upon that very early in this process, you know, so.

CHAIR BAISA: Yes, sir.

COUNCILMEMBER VICTORINO: I mean I'm not...but I'm just saying we don't have to approve everything if it's not substantive, yeah?

CHAIR BAISA: Well, just trying to cover my --

COUNCILMEMBER VICTORINO: Okay. Thank you, Madam Chair.

CHAIR BAISA: --whatever.

COUNCILMEMBER VICTORINO: Okay. Thank you, Madam Chair.

VICE-CHAIR COUCH: And, Madam Chair?

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CHAIR BAISA: Yes, Mr. Couch.

VICE-CHAIR COUCH: On that same page, 8-28 at the very top, I would like to have some assistance from the Department talking about that that project connect to future projects and existing projects if possible. And that...I don't know how to kind of phrase that in that...about that project.

CHAIR BAISA: Specifically, can you say a little more?

VICE-CHAIR COUCH: North Kihei Residential.

CHAIR BAISA: North Kihei...

VICE-CHAIR COUCH: That project needs to connect to other projects.

CHAIR BAISA: Okay. Planning, if you could help.

MR. SPENCE: And, Madam Chair, it may...perhaps this fills bill perhaps the Committee wants to change it a little bit. But right above Table 8-9 --

CHAIR BAISA: Yes.

MR. SPENCE: --there's a sentence that says the development of infrastructure shall be coordinated with projects in the south including Kihei Mauka and the Maui Research and Technology Park growth areas.

CHAIR BAISA: Mr. Director, I heard some different language. It says the usage shall be and this says should be, big difference.

MR. SPENCE: Okay. That's certainly within the Committee's purview.

CHAIR BAISA: Yeah.

VICE-CHAIR COUCH: I would certainly like "should" --

CHAIR BAISA: Do we want "shall be" or "should be"?

VICE-CHAIR COUCH: --to be "shall", please. I guess I move to change "should" to "shall" in that sentence.

COUNCILMEMBER VICTORINO: Second, Madam Chair.

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CHAIR BAISA: We've got a motion by Mr. Couch, seconded by Mr. Victorino. You know we're finding out there's a big difference between we'd like to do it and we are...we have to do it. Any more discussion? All those in favor, say "aye".

COUNCIL MEMBERS: "Aye".

CHAIR BAISA: Opposed, "no". Motion carries. Chair marks it nine "ayes" and no "noes".

**VOTE:       AYES:     Chair Baisa, Vice-Chair Couch, and Councilmembers Carroll, Cochran, Hokama, Mateo, Pontanilla, Victorino, and White.**

**NOES:       None.**

**ABSTAIN:   None.**

**ABSENT:    None.**

**EXC.:       None.**

**MOTION CARRIED.**

**ACTION:     AMEND MAIN MOTION.**

CHAIR BAISA: Okay. Anything more in that text?

COUNCILMEMBER HOKAMA: Chair?

CHAIR BAISA: Yes, Mr. Hokama.

COUNCILMEMBER HOKAMA: Going back to Page 8-26 --

CHAIR BAISA: Surely.

COUNCILMEMBER HOKAMA: --I hope we would ask Planning Department as well as to help give guidance to the community plan group that will be impaneled in the future, the importance of what I believe is critical for this region which is, again, you know, this is an area that I believe will have major impacts through just natural disasters. Whether it be a hurricane or a tsunami, especially if it's generated from our sister island of Hawaii, that island has 20 to 30 minutes to prepare for a potential major disaster. So I think the language regarding infrastructure, particularly the roadways, the north-to-south roadways and the east-to-west areas. If we need to consider acquiring property to properly ensure transportation for evacuation and response of emergency requirements, that we make a strong statement in broad language in this component bottom possibly to help give guidance to the community plan that as a County, you know, we are aware of the hazard and therefore we should plan accordingly and not assume that hopefully it

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will never happen. I've seen too many things that, you know, in hindsight we've got perfect vision, Chair. You...we all know that. But I hope we can plan accordingly and put the appropriate resources whether it be in funding, eminent domain, condemnation of lands to ensure the safety of those existing community residents and businesses as well as those that in the future may plan to be built as part of the growth of this region. So I thank you for that.

CHAIR BAISA: So, Mr. Hokama, if you could just recap and kind of give the Planning staff a little bit more so that they have something to work on as they prepare language.

COUNCILMEMBER HOKAMA: You know like in the last little bit of that paragraph, Madam Chair, you know it says future planning should also ensure that adequate routes...and again, I'm not Mr. Webster with the dictionary kind of thing, so...

CHAIR BAISA: It's okay. We'll take the general idea.

COUNCILMEMBER HOKAMA: But I hope you get the sense of, you know, this importance --

CHAIR BAISA: What he's trying to say.

COUNCILMEMBER HOKAMA: --that I want to stress to the Department, Mr. Spence, you know. And if, you know, you got two very capable members of your staff to the side of you that maybe can help put into words what I'm trying to convey, Mr. Summers. You know, we did have that presentation from Prescott College or whatever, I forgot, you know, couple years ago on what Kihei could look like with a tsunami generated from the Big Island, and half of Kihei was covered by water. You know one story was covered, two stories was potentially covered. We're looking at, you know, most of South Kihei Road being destroyed, and I take those potential hazards seriously because, you know, we rebuild buildings, we can redo roads, but, you know, we're looking at thousands of people potentially not being around to, for us to recuperate from. So I hope you get the sense of what I'm trying to help put in this general document as well as the guidance we want the community plan region to have.

CHAIR BAISA: Planning, are you fairly comfortable with being able to synthesize that into some wording?

MR. SUMMERS: Thank you. Yes, we share those concerns. We do have in the document a concept map showing proposed roadways that would serve that purpose. We've also got language in the natural hazards element that emphasizes the need for risk and vulnerability assessments when we do this type of revitalization and infill. And we can take a look at beefing up this a little bit if the Committee would like.

CHAIR BAISA: Thank you, Planning. Members, any further comments?

COUNCILMEMBER HOKAMA: One last comment, please.

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CHAIR BAISA: Mr. Hokama.

COUNCILMEMBER HOKAMA: Very quickly, Chair. I know you want, you have your, you know, requirements you want to accomplish. If it make sense that we just do maybe an overlay line of where, you know, the historic, you know, inundation areas was or potentially from that Prescott assessment. You know if it goes all the way up, halfway up Piilani or to the Aquatic Center then, you know, let's show the line that this is where we believe the potential damage can easily reach and that we should be taking mitigation measures as we look at planning and zoning components.

MR. SPENCE: Right. Madam Chair?

CHAIR BAISA: Yes, please, Mr. Spence.

MR. SPENCE: As a part of this plan, we're going to have other informational maps, and one of them is the...excuse me, natural hazards map. That inundation line would be a part of that.

COUNCILMEMBER HOKAMA: Okay, okay. I appreciate that. Thank you very much.

MR. SPENCE: And we'll look, and if it's not on there, we can add it.

COUNCILMEMBER HOKAMA: Okay. Thank you.

CHAIR BAISA: Thank you, Planning. Thank you, Mr. Hokama. Further comments on the text? Mr. Couch.

VICE-CHAIR COUCH: And this is kind of a question to see if the crafters over at Planning can handle this. If you happened to notice the article in the paper the other day about, you know, sea level rise and it's going to happen whether...whoever's causing it, it's happening. My concern is that we have some language in here that if we have the opportunity that whenever something happens, if somebody has to try and rebuild, we can actually relocate those folks. There are certain...there are complete cities that are moving people completely out of the zone if you read that article, so we need to start thinking about that. Kihei is in a wetlands flood area, the bottom part and the part closest to the ocean, probably all the way up to about Liloa Street, the North-South Collector Road. So as things move along, if the County takes a look at possibly buying things that get for sale to start getting people out of there and moving them up above Piilani Highway. I know it's prime real estate and whatnot but it's soon going to be underwater real estate. It may not be in our lifetimes but we need to start planning for that. So if we can put that language a little bit more forceful in sea level rise and tsunami inundation. If you can come up with something that we can take a look at before the final vote, that would be appreciated.

CHAIR BAISA: Planning, can we handle that? Members, any more? Mr. Victorino.

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COUNCILMEMBER VICTORINO: Yeah, Madam Chair, along those same lines, the National Flood Program and FEMA, along with...

CHAIR BAISA: Mike, if you can get a little closer to your microphone, we're having a real --

COUNCILMEMBER VICTORINO: I sorry.

CHAIR BAISA: --hard time hearing you.

COUNCILMEMBER VICTORINO: Well it still hurts a little bit.

CHAIR BAISA: I can imagine.

COUNCILMEMBER VICTORINO: I apologize, Madam Chair. And the National Flood Program as well as FEMA, I have put out directives where the National Program, if you live in flood prone areas, they are now mandating they will pay you for a disaster, but you must move out of that area or they will no longer allow you to build or allow you to get coverage in the future. That is being done on the national level through the National Flood Program. I'm aware of it 'cause that's something I work with, and they'll be coming. So maybe something of that nature following along the flood map, because tsunami inundation areas along with flood prone planes are being put on the map now as non-returned properties. So they will buy you out and you have to move, you cannot, and if you build there or you go back there, no will cover you. And the National Flood Program is eliminating any coverage and then the regular flood programs and the regular companies will not also. So once the National Program eliminates that then the rest will come. So there'll be some forceful mandates coming down from the National Flood Program along with what we're talking about here. So maybe you want to look along those maps also, because that will kind of...put that language together and I think you've got a, what I call a well rounded presentation that people can understand that we can no longer...we know it's coming so we've got to get you out of there. Thank you, Madam Chair.

CHAIR BAISA: Thank you very much, Mr. Victorino. Planning, that's another piece for you to take a look at. So we'll look forward to seeing your new language when we get to the review. Okay. Members, on the text that we have before us, more corrections, additions, things you'd like reworded? Mr. Couch.

VICE-CHAIR COUCH: Madam Chair, on 8-30 --

CHAIR BAISA: Yes.

VICE-CHAIR COUCH: --this is regarding the Kihei Mauka Planned Growth Area. A testifier came up and mentioned that where it says Parks and Open Space is greater than or equal to 40 percent, all the other areas and all the...in everything we've looked at before including Central Maui, nothing went over 30 percent. I'm just...and the testifier requested that go down to 30 percent. While I...you know, the more Open Space the better in my opinion. Even 30 percent is well

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above the mandated Parks' requirements for an area that size. So and the number...and the table says greater than or equal to, so it's a bottom limit, not a top limit. So I'm requesting we bring that down to 30 percent. That's a motion.

COUNCILMEMBER VICTORINO: Second, Madam Chair.

CHAIR BAISA: We have a motion by Mr. Couch, second by Mr. Victorino. You heard the proposal. Comments, Members? Mr. White.

COUNCILMEMBER WHITE: Thank you, Chair. I support that, and I also...when you look at the maps, there's certainly lots of area for park that are above the or outside the Urban Growth Boundary on the mauka side of the property. So I think it's...I don't...maybe not necessary to put in there that they can fulfill some of that park use outside the boundary, but I think that's...I don't know if that's something that the Planning Department would consider going forward. But...

CHAIR BAISA: Thank you. I'll ask Planning to comment. Planning, would you comment. Any comments? Mr. Summers.

MR. SUMMERS: Thank you. I think we would look at that in the context of the community plan updates and the entitlement process, and we're comfortable with the 30 percent as well.

COUNCILMEMBER WHITE: Okay. So the 30 percent could be fulfilled both inside the Urban Growth Boundary and on the mauka side?

MR. SUMMERS: Well I think the intent of the 30 percent is to fulfill that requirement within that project boundary.

COUNCILMEMBER WHITE: 'Cause right down the road there's one at 10 percent, so I...you know, again, if we have a standard, shouldn't that be applied to properties equally?

CHAIR BAISA: Mr. Summers.

MR. SUMMERS: Yes, typically that's the case, but every project and the geography of each is different. And to some extent this percentage evolved from comments from the agencies, and we've in further discussion with the agencies, you know, we're comfortable with the 30 percent in this case. But we're dealing with a much larger project where more of an emphasis on larger park networks is a possibility. There are drainage issues that will have to be addressed, pretty significant drainage issues in that area, and that can work itself into part of this Parks and Open Space network as well. It serves sort of a dual purpose, so.

COUNCILMEMBER WHITE: Okay. Thank you. Thank you, Chair.

CHAIR BAISA: Thank you. Mr. Couch and then Mr. Pontanilla.

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VICE-CHAIR COUCH: Thank you, Madam Chair. And I don't know if we're not going to have the maps up at all, but I...in talking with...

CHAIR BAISA: If you'd like to put the map up, we can.

VICE-CHAIR COUCH: It would be nice to have a map just in case, you know...

CHAIR BAISA: Okay. GIS folks, can you help?

UNIDENTIFIED SPEAKER: We need to adjust the projector.

VICE-CHAIR COUCH: Oh, okay.

CHAIR BAISA: Oh, we need to adjust the projector.

VICE-CHAIR COUCH: Don't worry about it.

CHAIR BAISA: Okay.

VICE-CHAIR COUCH: In talking with the KCA and the project developer, we did talk about a possible regional park above their current area. There is a, kind of a natural area, and they'd be willing to consider that. The question I have and I think we talked about this in Central Maui in D027 or the Waiale or the Central Maui park and baseyard. The question I have is are we going to make it so we can have parks outside of the Urban Growth Boundary? I thought we talked about that in the Central Maui park thing. Is that right? 'Cause I would hesitate to want to move the Urban Growth Boundary in the intent that there may be a park there, but also allow them to put a park there if it can be outside the Urban Growth Boundary. We're talking about an 80-acre park.

MR. SPENCE: Yeah.

CHAIR BAISA: Mr. Summers or Mr. Spence, whoever.

MR. SPENCE: Yeah. A park isn't necessarily...if something's outside of the Urban Growth Boundaries, you know, it's pretty much Agriculture. Parks are a permitted use within Agriculture so it doesn't have to be...

VICE-CHAIR COUCH: I'm talking about an active park with baseball fields and things like that.

MR. SPENCE: Yeah.

VICE-CHAIR COUCH: It's my understanding it has to be inside the Urban Growth Boundary, it has to be designated Urban.

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MR. SPENCE: No, that's not necessary.

VICE-CHAIR COUCH: Okay.

CHAIR BAISA: Okay. Mr. Pontanilla.

COUNCILMEMBER PONTANILLA: Thank you. Mr. Spence, the 150 acres that was designated for a regional park for Kihei, that's within the Urban Growth Boundary?

MR. SPENCE: Yes. I think that...I'm not sure that location...we're even considering that location anymore, but I know it was in that area.

COUNCILMEMBER PONTANILLA: Yeah. Where the proposed Kihei...not proposed, that Kihei police station that is now being built, that's part of the 150 acres in that area.

MR. SPENCE: Right, okay.

COUNCILMEMBER PONTANILLA: So it is included?

MR. SUMMERS: Yes, it's included.

CHAIR BAISA: Okay. Mr. Spence...I'm sorry, Mr. Summers. I think we've been working too hard.

MR. SUMMERS: Yeah, it's been a tough couple days. The gross site acreage on Table 8-10, bottom of Page 8-30, just a technical change to the acreage. We have it noted as 553 acres, that's actually 583.

CHAIR BAISA: Five eighty-three.

MR. SUMMERS: Yeah.

CHAIR BAISA: Okay. Any further discussion on this?

COUNCILMEMBER COCHRAN: Chair?

CHAIR BAISA: Yes, Ms. Cochran.

COUNCILMEMBER COCHRAN: Thank you. Yeah, the drop from 40 percent down to 30, is that going to...I mean I don't want to not get natural occurring things such as gulches and what have you. Would that delete the protection of some of those types of areas if we expanded the or dropped the limit down to 30, only 30 percent Open Space and green space? Is that going to affect that?

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CHAIR BAISA: Mr. Summers.

MR. SUMMERS: I don't think necessarily. I mean obviously if you have a much higher percentage, you've got...you've prescribed more Parks and Open Space. But in addition to the percentage, the 30 percentage, the applicant will be going through an extensive site planning process. There will be entitlements that have to be achieved for that property, and all of those gulches and other things will be addressed in addition to this 30 percent. And this is, again, the applicant when they do get into the site planning, they...it's certainly possible they could go a little above 30 percent, there's nothing preventing that.

COUNCILMEMBER COCHRAN: Thank you.

CHAIR BAISA: Mr. Couch.

VICE-CHAIR COUCH: Thank you. And, you know, while I would love to see a lot of Open Space, in order to...I mean to have someone give up almost half of their property in order to...over to Open Space is kind of daunting. You know, it's over a third of their whole property and we're bringing it down to just slightly under a third if we go from 40 to 30 percent. You know, how would you like it if you were told half of your property has to be Open Space in order for you to do anything on it? That's my biggest concern.

CHAIR BAISA: Mr. White.

COUNCILMEMBER WHITE: Yeah, to add to Mr. Couch's comment, when we're looking at...basically what we've been trying to do through this process is put development as close to the infrastructure as possible. So I would be more comfortable if we leave this. Well I'm assuming that when they come back for zoning that that number is going to be recalculated when we actually see a site plan. But again, if we're requiring that much Open Space, are we not pushing the infrastructure distances to a greater extent? I don't know.

CHAIR BAISA: Mr. Summers, go right ahead.

MR. SUMMERS: Actually, what happens with this Open Space factor is it works in concert with density generally. In this case, you have a fairly large acreage, 583 acres, 1,500 units that are permitted. It allows you to go to higher, slightly higher densities which achieves more efficiency in terms of infrastructure provision. So I think when you look at the table the Open Space guideline works in coordination with the recommended dwelling unit density guideline to achieve efficiency in terms of infrastructure provision and allow for the preservation of gulches and other things that are important for drainage and parks.

COUNCILMEMBER WHITE: Okay. Thank you, Chair.

CHAIR BAISA: Any further comments on the proposal? Mr. Carroll.

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COUNCILMEMBER CARROLL: Thank you, Chair. Along with Mr. Summer's comments, that's why I didn't have any problem with the 40 percent, because we had workshops, especially when I was on the Council in the last time, many areas in the mainland went along with this for that same reason. That by having your...more consolidated, your projects, that you had more Open Space. It was cheaper for your infrastructure, everything was better really for our environment and everyone else. It's just that you didn't have everything spread out all over the place. So I didn't have trouble with the 40 percent. I will support the 30 percent, the motion on the floor, but I think it really is the direction in the future that I'm going to see us going more and more. Thank you.

CHAIR BAISA: Any other comments? Mr. Pontanilla.

COUNCILMEMBER PONTANILLA: Yeah, I can support the 30 percent, but as we move forward, you know, looking at park lands, we need to be also looking at the requirements to take care of those parks. So that's going to be down the line. Because at one time the Parks Department provided us with the manpower per acre and was mind boggling in regards to the manpower required to properly, you know, maintain our parks. Thank you.

CHAIR BAISA: Mr. Pontanilla, you raise a very good question, I mean a very good issue as the person in charge of the money, because a new park of course means new staff, more money. And of course we're always dealing with this concern of, you know, not wanting to tax our people too much.

COUNCILMEMBER PONTANILLA: Yeah, we get a lot of complaints even now, so.

CHAIR BAISA: Mr. Hokama.

COUNCILMEMBER HOKAMA: Chairman, thank you. And quickly, I'm going to hesitantly support Mr. Couch's motion, and let me just quickly give you my reasons. You know being like Mr. Pontanilla, I agree, that, you know, we need to factor in the cost of anything we do, but yet we also recently had a, I guess an assessment done by a consultant of the lack of recreational facilities and parks in the South Maui region.

CHAIR BAISA: Yes.

COUNCILMEMBER HOKAMA: And so, you know, while I'll be supporting this...and basically why I've been voting the way I've done this morning is I would like to allow those residents that will be particularly working on their own regional community plans to make those more specific comments regarding how they would like to see their community plan areas move forward for the next planning period and give them that flexibility. Because again, I believe we'll be back tweaking and making a lot of revisions to this component once the community plans get impaneled, present their recommendations, and then finally adopted by the future Councils. So I will say that, again, I hope none of this will be taken as that this is something that the community

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plan panels should accept if they don't feel it is right for their region, and then they can make their own more specific recommendations in the near future. Thank you.

CHAIR BAISA: Thank you very much, Mr. Hokama, for those comments. Chair shares your sentiments. I really would like to see a lot of the decisions made in the community, because, you know, it's our community that you live in that you know best. And what we're hearing...what we're doing here is of course drawing some general guidelines, but of course the specificity will come from the community plans. Any further comment? Mr. Mateo.

COUNCILMEMBER MATEO: Thank you, Madam Chair. And just to add into the discussion as well, I think my difficulty with the whole process has always been it's too specific, and a General Plan for me is a broad stroke. It is general, it is vague, and I think we are being directed in a process that the community plan and panel should be dealing with. And for example, when we talked about buffers, I think our job should have indicated that there is a requirement for buffers. I think it's the community's job to tell us how big the buffer is and where the hell they're going to go, not us. And I think that has been a problem. So to the Department, you know, for example if the 30 percent passed which is just one of the items that, you know, I would worry about, what is the community plan's process in dealing with what we're approving? Because it's already going to be in conflict.

CHAIR BAISA: Mr. Spence.

MR. SPENCE: Yeah. I'm...Madam Chair, I've said this on the record before, I agree with Mr. Mateo that this is supposed to be more of a broad brush document. We should be having boxes that are filled in by the community plan that was...including some of the testimony back when Bill 84 was originally adopted, these were supposed to be much more general in nature. That said, this is pretty much what we've inherited. I see some purpose, as you're saying, for saying there should be buffers. I think we are being really specific. I think we're being overly specific on a lot of these things. They should...if we're saying 30 percent here in the community, after going through the community plan process says something different...we do have a footnote in here saying the district boundaries of the parks and open space, specific location of the recreational uses, precise amenities will be further defined in the Kihei-Makena Community Plan update. So we have built some flexibility into the plan regarding that.

COUNCILMEMBER MATEO: Okay.

MR. SPENCE: Wherever we could whenever we're hitting these, some of these little tables, and I think some of them are good to have, we've tried to ease up on the specificity.

COUNCILMEMBER MATEO: Thank you, Madam Chair.

CHAIR BAISA: Thank you, Chair Mateo. I share your concerns.

COUNCILMEMBER VICTORINO: Madam Chair?

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CHAIR BAISA: You know unfortunately what we got given to us was what was there already, what had been worked on for years, and we all know the sacrifices and input and work that went into getting us this draft plan. And so we're trying to respect it and we'll go forward, but I think in the future as we look at general planning processes again, we may want to amend the process we have before us. And that's just my soapbox as the person that's been trying to facilitate this. It is not easy but because of this tension between should it be more general or should it be more specific, but we're dealing with what we have. And I'm very happy to hear the Planning Director's comments. Members...Mr. Victorino.

COUNCILMEMBER VICTORINO: Thank you, Madam Chair. And thank you and I've had this discussion, and I concur with you that in the future hopefully we can reverse this process and start with the community and then come to the General Plan. 'Cause I think then we'd have a better understanding what the communities want. We've had to have them run in and make changes to their community plan. Point in case was Waihee which a lot of development was pushed in that direction, and the people went ballistic when they saw that a couple of years ago. And, Mr. Spence, you know, you were a part of that change that has, you know, now brought it back to where it wants to be, an agricultural area, rural in nature, and not urban sprawl. But yet it was inclusive. And again no offense to the general, the GPAC people, they did what they could do. I think if we have communities come and then they see what communities want, I think this plan, number one, would be more effective, and number two, I think would be all inclusive and I think would come out much better than where we are right now. But we can't take the horse out now because the barn's locked like you said and the horse is running, and no sense trying to catch it now, we just gotta do what we gotta do.

UNIDENTIFIED SPEAKER: Shoot the horse.

COUNCILMEMBER VICTORINO: So...no, no shooting the horses, please. I'm not into that kind of stuff. Anyhow, Madam Chair, what I wanted to ask, you know, and I think you mentioned it. I just want real clarification so that the communities in general can feel that once we've done all this and send it to them, if they don't want something specifically or they don't want certain things in the growth areas, they'll have an opportunity to amend their community plan as a community. Am I correct, Mr. Spence?

MR. SPENCE: Yeah.

CHAIR BAISA: Mr. Spence.

COUNCILMEMBER VICTORINO: You gotta answer into the mic.

MR. SPENCE: Within those boundaries, yes.

COUNCILMEMBER VICTORINO: Yeah, within their community boundaries. I mean they can't be correcting somebody else's community but I'm talking their community boundary, yeah?

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MR. SPENCE: Well and yeah, and that's part of the reason to provide some flexibility in these descriptions is so the community...when the community plans meet or when the citizen advisory committees meet they can then make their own recommendations to the Director and to the Commission and ultimately to the Council.

COUNCILMEMBER VICTORINO: And the other concern I have is these two communities in Central Maui which is vast in area, vast in population, very diverse as far as Ag, Rural, Urban, Commercial...well, you know, we've got it all here except maybe Resort, and maybe that's the one thing we don't have a lot of. But this now we have two distinct communities that have to kind of work together, am I correct, Mr. Spence? Because it's the general Central Maui plan, it's not Kahului and it's not Wailuku, it's the Central Plan, if I'm correct.

MR. SPENCE: Well the...for what we're doing here, it's all the Maui Island Plan and how these regions are supposed to be interrelating.

COUNCILMEMBER VICTORINO: Okay.

MR. SPENCE: That's exactly what the...why Bill 84 was first promulgated was because we were treating the community plans as a little island, each plan unto itself with no relation to the other or very...it was difficult to relate one to the other. So that's one reason why we're doing a Maui Island Plan. The...when we get to the community plans then it'll be much more specific.

COUNCILMEMBER VICTORINO: More specific. Okay, Madam Chair, thank you. I think I just want the community to feel that this is not the end-all but really the beginning of for their process, yeah. Thank you, Madam Chair.

CHAIR BAISA: Further comments? Mr. Pontanilla.

COUNCILMEMBER PONTANILLA: Yes. You know I agree that the plan should be general, but, you know, in coming back to parks, you know, we all say yeah we need more park land, but sometimes, you know, we look at the money side, the park assessment side that it becomes, you know, the responsibility of the Parks Department rather to take the land or take the park assessment. So I guess when we...when they do the community plan or maybe policies should be changed, if we want park land, get the park land rather than the park assessment. Sometimes...too many times we take park assessments. And when you look at, you know, growing areas like South Maui, West Maui, you look at their park assessments and you go, whoa, that's a lot of money. So, you know, if we're talking about park, park land, we should get park land rather than the assessments itself. Thank you.

CHAIR BAISA: Thank you very much, Mr. Pontanilla. Any further comments in this --

COUNCILMEMBER COCHRAN: Chair?

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CHAIR BAISA: --area? Yes, Ms. Cochran.

COUNCILMEMBER COCHRAN: Thank you. For Department, you know the whole talk about smart growth, walkable, livable neighborhoods and things of that nature. Is there like a certain maybe tried and true percentage in there that there's normally an average amount of open space, you know, greenways, you know, greenbelts and what have you, in order to make a particular development that, to have it more characteristic of that type of development and building. I mean do you think there's such a formula at all to...I don't know, I was just...it was just crossing my mind.

CHAIR BAISA: Planning.

MR. SUMMERS: Thank you. Every site is different so it'll vary a little bit, but typically you're...typically with this more of a smart growth approach you're looking at higher densities than what we've seen in the past. Not significantly higher because this is Maui and we want to respect our, the character of the island, so we're trying to do it in a way that's sensitive. And so as we go to slightly higher densities, say from four to five dwelling units an acre to seven to nine or seven to ten, you do end up or can end up with more open space. The percentages that we had come up with were intended to provide a basis for that, for a more walkable, integrated mixed use community with slightly higher percentages of multifamily than what we've had in the past. So I think we've laid the basis for that, and as you go back to the directed growth themes, again one of the major themes is--and it's embedded throughout the document--is to support those concepts of smart growth and livable communities.

COUNCILMEMBER COCHRAN: Right.

MR. SUMMERS: And we're starting to see some pretty significant change on the ground with some of the projects that have come into the Department incorporating these things.

COUNCILMEMBER COCHRAN: Good. Thank you. And for me I just, you know, the greater protection the better. So I believe in this particular case the landowners have a lot of land and they can afford it, so I'm not supporting the amendment. Thank you.

CHAIR BAISA: Any further comments on this reduction, the proposed reduction from 40 to 30? Seeing none, all those in favor, say "aye".

COUNCIL MEMBERS: "Aye".

CHAIR BAISA: Opposed, "no".

COUNCILMEMBER COCHRAN: No.

CHAIR BAISA: Chair will mark it eight "ayes"...I mean seven "ayes", one "no", and Mr. White excused. So motion passes.

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**VOTE:        AYES:    Chair Baisa, Vice-Chair Couch, and Councilmembers Carroll, Hokama, Mateo, Pontanilla, and Victorino.**

**NOES:    Councilmember Cochran.**

**ABSTAIN:   None.**

**ABSENT:    None.**

**EXC.:    Councilmember White.**

**MOTION CARRIED.**

**ACTION:   AMEND MAIN MOTION.**

**CHAIR BAISA:** Any further comments or edits that you'd like to make in the text? Mr. Couch.

**VICE-CHAIR COUCH:** Thank you, Madam Chair. On 8-31, this is now the Maui Research and Technology Park.

**CHAIR BAISA:** Yes.

**VICE-CHAIR COUCH:** You know, Mr. Hokama during the Budget hearings several times talked about a convention or exhibit hall type situation somewhere in South Maui. My thought is this probably is the best place if we can put some sort of language in for...you know, the Mayor had proposed one in Central Maui and Mr. Hokama thought that down here might be a better area. And since this is close to the, where a lot of incentive groups come down into, in Wailea and Makena. This is right where we have the AMOS Conference, one of the premiere scientific conferences in the country now. It might not be a bad idea to have something to support both the Research and Technology Park and possibly the resort areas as having some sort of convention, the convention or exhibit hall that the Mayor was talking about for Central Maui.

**CHAIR BAISA:** Is that a motion, Mr. Couch?

**VICE-CHAIR COUCH:** I'd like to get some language in there if the Members are comfortable with that. So, yeah, it's a motion to...

**CHAIR BAISA:** It's a motion. Okay.

**COUNCILMEMBER VICTORINO:** Second, Madam Chair.

**CHAIR BAISA:** Second. We have a motion by Mr. Couch, seconded by Mr. Victorino. Discussion?

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COUNCILMEMBER VICTORINO: Madam Chair?

CHAIR BAISA: Mr. Victorino, and...

COUNCILMEMBER VICTORINO: With some kind of language like strong consideration to locate or possibly locating a convention center. I think more specific words, but, you know --

VICE-CHAIR COUCH: Yeah.

COUNCILMEMBER VICTORINO: --but something of that nature where we're saying we really think it's a good idea but we're not locking the Administration or anybody into it. So strongly suggest that the possibility of a...

VICE-CHAIR COUCH: A convention/exhibit hall...convention center/exhibit hall, something like that.

COUNCILMEMBER VICTORINO: Yeah. Just to give them some idea on what wording.

CHAIR BAISA: Sure.

COUNCILMEMBER VICTORINO: 'Cause you hate to vote on something that's kind of vague but--

VICE-CHAIR COUCH: Right.

CHAIR BAISA: Okay.

COUNCILMEMBER VICTORINO: --and so I think that's what I'd like to kind of condense it down. So that again, we don't tie anybody's hands. We want to give the Administration and whatever Administrations in the future opportunities to make decisions in that respect. But I agree, it makes good sense because the hotels are there and everything else is around the area. So it makes good sense to have something adjacent to instead of have to travel half the island.

CHAIR BAISA: Members, this is, you know, the whole process here. We're here to solicit your input and your ideas. Mr. Pontanilla.

COUNCILMEMBER PONTANILLA: Thank you. The 43 acres that we got for south...well for Kihei, the district park, you know one of the plans was to build a gymnasium, and at the time, you know, the talk was like 5,000 seating. And, you know, I like the idea of a convention center somewhere, and maybe, you know, whoever develops it work with the County so that we can have a gymnasium and a civic center in the same location 'cause that kind of to me makes sense. It helps the County, helps whoever want to build this convention center for Maui. So I just wanted to put my two cents in.

CHAIR BAISA: Any other Members that want to comment on this?

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COUNCILMEMBER HOKAMA: Chairman?

CHAIR BAISA: Mr. Hokama.

COUNCILMEMBER HOKAMA: I'm kind of torn on this one. 'Cause again, you know, I appreciate Mr. Couch, you know, giving me some of the advocacy for this concept. But, you know, I had hoped that, you know, I had thought the language was pretty good with the R Tech, you know, and I point out to the Members to the...I guess it's the second sentence that the Park is home to a diverse range of companies and government projects. And I thought that was broad enough to encompass it, you know, and my hope was that then either the committee report or in an appendix or something say that we would hope that, you know, and allow that community plan group to go to this more specific. That if they want to say multipurpose facility, that can take into account some of Mr. Pontanilla's comments, encompass Mr. Couch's comments, that that would be the right time to put the flesh on the bones. And you know, and so I'm kind of torn 'cause I'd like to try and help keep the thing broad in general but to give direction and allow the specifics of what we would like to do then to the region group that will be impaneled as I stated earlier. So, you know, that's just my comment. I want to support the bigger concept than just the specific thing, so I just share that with my Members. And I don't know if maybe the Department has a way to take care of it so we can still keep the generality but give the direction toward this type of more specific projects. Thank you, Chair.

CHAIR BAISA: Planning, any comments on the motion and the discussion? Mr. Summers.

MR. SUMMERS: Thank you. If the Committee would like we can work on some language.

CHAIR BAISA: Mr. Couch.

VICE-CHAIR COUCH: Madam Chair, and Mr. Hokama brings up a good point. Just kind of a, hey this might be a place but consider in the region where a good place might be. If Mr. Pontanilla's concerns can be incorporated in that language, that would be fine.

CHAIR BAISA: Do you want to amend your motion? It was rather specific. Mr. Summers.

VICE-CHAIR COUCH: Let...we...the motion was to have the Department come up with some language similar to what Mr. Victorino brought up. So we can...it's flexible enough.

CHAIR BAISA: You're okay, Mr. Victorino, with that?

COUNCILMEMBER VICTORINO: Yeah, I think we made it flexible. Again, we just recommending. I'm not saying specifics, yeah, but anywhere in the region would be fine also, you know, so.

CHAIR BAISA: Ms. Hamman, what is your take on this?

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MS. HAMMAN: Well, Madam Chair, I'm happy to work with Planning staff to come up with some language, and we can either do that now or maybe on a recess or --

CHAIR BAISA: Later.

MS. HAMMAN: --at a later time, whatever the Committee prefers.

CHAIR BAISA: Mr. Couch, later?

VICE-CHAIR COUCH: At a recess. I mean we don't have to do it right now, but if we pass this then they can come up with the language and we can --

CHAIR BAISA: Mr. Summers.

VICE-CHAIR COUCH: --vote on it again.

CHAIR BAISA: You're trying to get our attention.

MR. SUMMERS: Just a couple of things, and it gets back to the being real prescriptive with the specific uses. And I thought the gymnasium example was a good idea because that's a facility that's needed. We have projects that...we have different projects happening adjacent to one another and the prescribed, for instance the gymnasium going to the R&T Park area. Is that the level of specificity we want? Perhaps it should go into the Kihei Mauka project which is adjacent to the high school. So it's...I think it's when we get to that degree of specificity that maybe we start to get a little nervous. The meeting space as it relates to conventions and activities related to the high tech sector, that would tend to...and with the emerging industries makes a lot of sense to have meeting space for those activities perhaps in that location. But when we talk about the visitor industry and the more, the larger conventions then it begs the question, could it happen more efficiently in one of the other projects or in a different location? So I think when we draft the language we'll try to do it with that in mind --

CHAIR BAISA: Okay.

MR. SUMMERS: --leave it fairly broad so it can be defined further later.

CHAIR BAISA: Okay. Members, we have a motion on the floor and I think we all know what the intent of it is. All those in favor, say "aye".

COUNCIL MEMBERS: "Aye".

CHAIR BAISA: Opposed, "no". Motion carries.

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**VOTE:        AYES:    Chair Baisa, Vice-Chair Couch, and Councilmembers Carroll, Cochran, Hokama, Mateo, Pontanilla, Victorino, and White**

**NOES:    None.**

**ABSTAIN:  None.**

**ABSENT:    None.**

**EXC.:      None.**

**MOTION CARRIED.**

**ACTION:    AMEND MAIN MOTION.**

CHAIR BAISA: Okay. Mr. Couch, anything else? Members, anybody? Mr. Couch.

VICE-CHAIR COUCH: Madam Chair, if you look on Page 8-32, I'm assuming that the Department's going to rephrase that to express all of our concerns on the Puunene...well actually Pulehunui Industrial Area. And because they're going to come back with a plan that we may or may not vote on, if they can make this a lot more general and then fill in the blanks when --

CHAIR BAISA: When we get the plan.

VICE-CHAIR COUCH: --the final vote comes in. That might be...because I can't, I certainly can't accept the language as it is now only because of our discussions.

CHAIR BAISA: Okay. Planning staff, are we clear that we'd like to reserve this until we have the opportunity to get to the point where we can review the master plan and make a decision?

MR. SUMMERS: Yes. Yes, that's correct.

CHAIR BAISA: Yes, Mr. Couch.

VICE-CHAIR COUCH: And just since it was brought up by DLNR or DHHL, I can't remember who brought it up, let's call what it is, Pulehunui as opposed to Puunene if that's...if the Members don't mind.

CHAIR BAISA: Members, any objection? Seeing none, I agree. The Chair says we better...you know let's all be speaking the same language so we know what we're talking about. Okay. Members, just a little bit more here to go. We have 33, 34, 35. Any more suggestions for changes, additions?

COUNCILMEMBER VICTORINO: No.

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CHAIR BAISA: Nothing? Okay. Members, it appears that we have finished our discussion of the text and we have a motion to approve. All those in favor, say...

VICE-CHAIR COUCH: As amended.

CHAIR BAISA: As amended. All those in favor, say "aye".

COUNCIL MEMBERS: "Aye".

CHAIR BAISA: Opposed, "no". Motion carries. Chair will mark it nine "ayes", zero "noes". Motion carries.

**VOTE:           AYES:   Chair Baisa, Vice-Chair Couch, and Councilmembers Carroll, Cochran, Hokama, Mateo, Pontanilla, Victorino, and White.**

**NOES:   None.**

**ABSTAIN:  None.**

**ABSENT:   None.**

**EXC.:     None.**

**MOTION CARRIED.**

**ACTION:       APPROVE PAGES 8-26 AND 8-27 AS AMENDED.**

CHAIR BAISA: That concludes the review of the text. We have one more action before us, Members. And this is a resolution to approve a time extension for the completion of our work on this plan. The Chair will accept a motion to adopt the proposed resolution entitled, Approving a Time Extension for the Council to Enact the Maui Island Plan. And I hope everybody has that resolution. Ms. Hamman, does everybody have it?

MS. HAMMAN: Everybody should have it. It's attached to a correspondence dated May 24th from the Department of Corporation Counsel.

CHAIR BAISA: And we're extending that deadline to?

MS. HAMMAN: Madam Chair, 'til the end of this year, December 31, 2012.

CHAIR BAISA: Chair will accept that motion if anybody would like to make it.

VICE-CHAIR COUCH: So moved.

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COUNCILMEMBER VICTORINO: Second, Madam Chair.

CHAIR BAISA: We have a motion by Mr. Couch, seconded by Mr. Victorino. Discussion? Mr. Couch.

VICE-CHAIR COUCH: Madam Chair, you know, we've been working hard and I really want to thank the Members as well for coming in on the off days and doing the full day meetings. And as they can see, we are a bit more productive there because we have a lot of testimony that we have to go through and digest, and then we can come through and do the meat of the work on the next day. So I would encourage even though we extend, we're asking to extend to the 31st, I think that's because of second reading, first and second reading and whatnot. But I encourage as much as we can on our off time to come in, because there's going to be a lot more testimony that we're going to need consider and a lot more work to do right at the end, especially during the real final phase of the thing for the final pass. So that's the reason for me supporting this motion to go to the end, but not to say, okay, we got more time, we can rest. It's more we can put more time in now to finish up, and if we finish up early, that's great.

CHAIR BAISA: Thank you very much for those comments, Mr. Couch. The Chair echoes them. The reason why we're moving this back is so that we, you know, can complete. I do not want anyone to think that this is now we're going to take a deep breath and relax. We are not going to relax, we are going to move ahead as quickly as we can and try to wrap this up. It is important. It has been going on for too long in my opinion, and it is imperative that this Council, all nine of us, complete this work this year. We do not want any possibility that this would not be completed this year. I think it's our commitment and our, it certainly is your Chair's goal to, you know, to finish this so we can get on with the community plans and that we have direction for our community. Also, there's been a tremendous amount of time and money involved so far, not to mention all the volunteer efforts that have gone into this. And I think we need to wrap this up. Whichever way it goes, we will have our little map and then we'll go with it from there, but we certainly need a plan. We cannot be operating with a, we don't have a General Plan, it's not completed. We need to decide this one way or another. And yes, I know that these are difficult decisions and this is difficult work. I find it just as difficult as all my Members do, but I really, really feel that this is something that we need to commit to do. Anybody have any further comments? If not, Chair will call for the vote. All those in favor, say "aye".

COUNCIL MEMBERS: "Aye".

CHAIR BAISA: Opposed, "no". Motion carries. We have nine "ayes" and zero "noes".

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**VOTE:       AYES:   Chair Baisa, Vice-Chair Couch, and Councilmembers Carroll, Cochran, Hokama, Mateo, Pontanilla, Victorino, and White.**

**NOES:   None.**

**ABSTAIN:  None.**

**ABSENT:  None.**

**EXC.:   None.**

**MOTION CARRIED.**

**ACTION:   APPROVE TIME EXTENSION.**

CHAIR BAISA: Ms. Hamman, anything else we need to take care of?

MS. HAMMAN: Just one housekeeping matter, Madam Chair. Yesterday there was some discussion about Table 8-2, and Staff did prepare a clean copy of Table 8-2 for the Members. And I can pass that out before you adjourn.

CHAIR BAISA: Chair would like you to do that so that we have a clean copy with all the revisions that have been made for your use, Members. I would suggest that if you have any old ones you mark them void and then this is the one, 'cause the paperwork does get confusing. One more thing, Ms. Hamman. Our next meeting of this Committee, I'd like to give the public as well as the Members a heads-up.

MS. HAMMAN: Madam Chair, my understanding is that it is your intent to post for the morning of June 12th at 9 o'clock which is the regular meeting of the Water Resource Committee; however, they have cancelled their meeting. So we would be posting for that time slot.

CHAIR BAISA: It's my understanding that this morning that the Water Committee is going to take that slot.

COUNCILMEMBER VICTORINO: No.

CHAIR BAISA: Is that correct, Mr. Victorino?

COUNCILMEMBER VICTORINO: No, Madam Chair. No, no, no. We will be at the...the Director and I and a number of the Staff will be at the American Water Works Association Annual Conference in Dallas, Texas which starts the 10th through the 15th. No. So we cancelled. I don't know where that rumor came from but no. We're looking at the 26th as our makeup date. I think --

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CHAIR BAISA: Okay.

COUNCILMEMBER VICTORINO: --myself and the Policy Committee, we're looking at that as a makeup date because of holidays and these issues.

CHAIR BAISA: Great. So we can go ahead with the General Plan meeting on Makawao/Kula on the 12th at 9 o'clock?

MS. HAMMAN: Yes, Madam Chair.

CHAIR BAISA: Thank you very much. I want us all to be clear, particularly the public because they will want to be here. Because this meeting is going to be adjourned, that will be a brand new meeting of the Upcountry area so there will be the opportunity to testify.

COUNCILMEMBER VICTORINO: And, Madam Chair?

CHAIR BAISA: Yes.

COUNCILMEMBER VICTORINO: And I apologize but I will not be there, because as I stated, we'll be in Dallas.

CHAIR BAISA: It's okay, Mr. Victorino.

COUNCILMEMBER VICTORINO: You know so just so that people know that...

CHAIR BAISA: My mother taught me only God is everywhere.

COUNCILMEMBER VICTORINO: I try my best but I'm not even close to that.

CHAIR BAISA: You know, no. You know all of us are balancing many priorities and many needs to be in many places and we respect that and we understand it, and we appreciate that you're here when you can be.

COUNCILMEMBER VICTORINO: Thank you, Madam Chair.

CHAIR BAISA: Yes, Mr. Couch.

VICE-CHAIR COUCH: While it's been passed out, we were going to talk about changing the language in preservation. Is the Department going to come up with a suggestion to allow for --

CHAIR BAISA: Yes.

VICE-CHAIR COUCH: --things like restrooms and whatnot?

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CHAIR BAISA: Yes, they are.

VICE-CHAIR COUCH: Do you have any idea when they might do that?

CHAIR BAISA: Planning, can...

VICE-CHAIR COUCH: 'Cause we're...this is all Chapter 8, so this can be --

CHAIR BAISA: Right.

VICE-CHAIR COUCH: --addressed before we get out of Chapter 8 if at all possible.

CHAIR BAISA: Not today.

VICE-CHAIR COUCH: Okay.

CHAIR BAISA: We don't have the language before us. Mr. Summers.

MR. SUMMERS: Thank you. We'll try to come up with language by the next meeting.

VICE-CHAIR COUCH: Okay, thank you.

MR. SUMMERS: We'll have to work with Committee Staff regarding the posting deadline, so if it's feasible we'll do that for you for the next meeting.

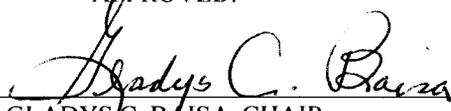
CHAIR BAISA: And if you can't, maybe the one after that.

MR. SUMMERS: That's correct.

CHAIR BAISA: Thank you. Thank you, Mr. Couch. Members, that concludes the work that we have to do today. Chair would like to thank all of you very, very much for your effort to be here today, thank the Staff and the resource people very much, and thank the public for your participation. Stay tuned, we'll be back on June 12<sup>th</sup>. The meeting is adjourned. . . .(gavel). . .

**ADJOURN: 10:20 a.m.**

APPROVED:

  
GLADYS C. BAISA, CHAIR  
General Plan Committee

gp:min:120605r:ds

Transcribed by: Daniel Schoenbeck

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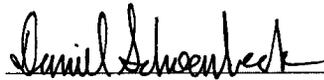
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CERTIFICATE

I, Daniel Schoenbeck, hereby certify that the foregoing represents to the best of my ability, a true and correct transcript of the proceedings. I further certify that I am not in any way concerned with the cause.

DATED the 14<sup>th</sup> day of June, 2012, in Kula, Hawaii

  
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Daniel Schoenbeck