

# LAND USE COMMITTEE

Council of the County of Maui

## MINUTES

March 19, 2013

### Site Inspection

**CONVENE:** 2:26 p.m.

**PRESENT:** Councilmember Robert Carroll, Chair  
Councilmember Don S. Guzman, Vice-Chair  
Councilmember Elle Cochran  
Councilmember Donald G. Couch, Jr.  
Councilmember Stacy Crivello  
Councilmember G. Riki Hokama

**EXCUSED:** Councilmember Gladys C. Baisa  
Councilmember Michael P. Victorino  
Councilmember Mike White

**STAFF:** Carla Nakata, Legislative Attorney  
Clarita Balala, Committee Secretary  
Morris Haole, Executive Assistant to Councilmember Robert Carroll

**ADMIN.:** Michele McLean, Deputy Director, Department of Planning  
Joseph Prutch, Planner, Department of Planning  
James Giroux, Deputy Corporation Counsel, Department of the  
Corporation Counsel

**OTHERS:** Ron McOmber  
Bill Kamai, Service Representative, Hawaii Carpenters Union  
Sally Kaye  
Kurt Matsumoto, Chief Operating Officer, Lanai Resorts, LLC  
Lynn McCrory, Vice President, Governmental Affairs, Lanai Resorts,  
LLC  
Arlan Chun, Senior Vice President, Development and Construction,  
Lanai Resorts, LLC  
Kristopher Baptist, Project Manager, Lanai Resorts, LLC  
John Stubbart, Director of Utilities, Lanai Resorts, LLC  
Charlie Palumbo, Project Manager and Architect, Lanai Resorts, LLC  
Mich Hirano, Project Manager, Munekiyo & Hiraga, Inc.  
A.J. Vergara  
Geraldine Carroll  
(5) additional attendees

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**ITEM NO. 28: DISTRICT BOUNDARY AMENDMENT AND CHANGE IN ZONING  
FOR MIKI BASIN HEAVY INDUSTRIAL AREA (LANAI) (CC 09-293)**

The Committee assembled on Miki Road at the existing Miki Basin Heavy Industrial site, adjacent to the proposed expansion area, approximately 1.2 miles south of the intersection of Miki Road and Kaunalapau Highway, just past the Maui Electric Company, Ltd. power-generating station, at the top of the hill.

Chair Carroll convened the site inspection to allow the Committee members an opportunity to view the subject property and the surrounding area.

One individual testified.

Ron McOmber stated it was a shame to wait this long to have a heavy industrial park. He said heavy industrial uses should be moved out to the site, including bus operations. He noted concerns about the landowner having the advantage of using the level areas at the site and noted the hillside area is not acceptable to develop. Mr. McOmber asked whether the company would have priority over which 50 per cent of the land would be offered for sale, stating such discretion would not be fair to the Lanai people.

There being no further testifiers, the Chair closed public testimony at 2:33 p.m.

Mich Hirano provided an overview of the site. He distributed a three-page handout for review by Committee members and the public.

Mr. Hirano described the property as consisting of approximately 6 acres. The property has a Community Plan designation of Heavy Industrial. In 2001, M-2 Heavy Industrial District zoning was granted for a 14-acre parcel adjacent to the Maui Electric Company, Ltd. plant. He noted the landowner is asking to expand the heavy industrial site by 6 acres, for a total of 20 acres designated heavy industrial, to make the State land use district classification and the zoning district consistent with the Community Plan designation.

Mr. Hirano noted the landowner had flagged the 6-acre site. He pointed out the boundaries of the property. He also pointed out the fence line of the existing 14-acre parcel the project site abuts. Mr. Hirano noted the property slopes to the west. It lies at an elevation of approximately 1,240 feet. He noted the handout depicts the site in relation to the airport boundary. He also pointed out the airport building. Mr. Hirano also noted the third page of the handout depicts the topography of the site, showing the slope of the property. He noted a natural drainage gulch in the middle of the properties below. He stated that, according to the County's drainage ordinance, any increase in runoff will be retained on-site.

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Mr. Hirano stated the landowner's plan is to subdivide the entire 20 acres into two 10-acre parcels. He said the remaining parcel is to be sold as part of a zoning condition. He noted the 10-inch waterline, which is part of the Manele water system, runs along the northern boundary of the site.

Joseph Prutch stated he would save his comments for the 5:00 meeting.

Councilmember Couch asked about a building visible in the distance. Mr. Hirano identified it as a storage building.

Councilmember Couch asked how many acres of the site are on a slope. He noted the sloped area seems to be unusable. Your Committee was advised there will be a roadway, or access, to the parcel. Some grading can be done. The sloped portion consists of approximately 1.5 acres.

Councilmember Couch asked whether the Committee could obtain, at the meeting later in the day, an indication of the landowner's plan for subdividing (i.e., which portion would be retained by the landowner and which portion offered for sale).

There being no further questions or discussion, Chair Carroll adjourned the site inspection at 2:43 p.m.

APPROVED:



ROBERT CARROLL, CHAIR  
Land Use Committee

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