

BUDGET AND FINANCE COMMITTEE
Council of the County of Maui

MINUTES

April 10, 2013

Site Inspection

CONVENE: 3:00 p.m.

PRESENT: Councilmember Mike White, Chair
Councilmember G. Riki Hokama, Vice-Chair (Out 3:18 p.m.)
Councilmember Gladys C. Baisa, Member
Councilmember Robert Carroll, Member
Councilmember Elle Cochran, Member
Councilmember Donald G. Couch, Jr., Member
Councilmember Stacy Crivello, Member
Councilmember Don S. Guzman, Member

EXCUSED: Councilmember Michael P. Victorino, Member

STAFF: Scott Kaneshina, Legislative Analyst
Carla Nakata, Legislative Attorney
Camille Sakamoto, Committee Secretary

Troy Hashimoto, Executive Assistant to Councilmember Mike White
Didi Azcueta, Executive Assistant to Councilmember Don S. Guzman
Neldon Mamuad, Executive Assistant to Councilmember Don S. Guzman
Morris Haole, Executive Assistant to Councilmember Robert Carroll

ADMIN.: Ezekiel Kalua, Administrative Assistant, Office of the Mayor

OTHERS: Bill Johnson
Les Potts
Steve Goodfellow, Representative, Makila Land Co., LLC
Claire Paishon
Heidi Bigelow, Project Manager, Makila Land Co., LLC
Rory Frampton, Land Use Planning Consultant

Geraldine Carroll
Yuri Omelchenko
Others (2)

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**BF-30 AMENDING FY 2013 BUDGET: WEST MAUI LAND
 ACQUISITION (REAL PROPERTY AT LAUNIUPOKO, MAUI)**

The Committee assembled on the southern shoulder of Kai Hele Ku Street, approximately 250 yards mauka (east) of its intersection with Honoapiilani Highway, for a view of the properties in Launiupoko, Maui, Hawaii (TMKs: (2) 4-7-001:030 and (2) 4-7-001:026 (por.)).

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

Three individuals testified.

Bill Johnson said he has lived at Puamana, about a half mile up the coast, since 1992. He said that not too long ago these fields were sugar cane. The cane is gone and now there are more subdivisions. He thinks it would be a benefit if the County could acquire and keep the land as open park space for everyone's use and enjoyment.

Les Potts said he likes the idea of purchasing coastland but has concerns about moving the highway. He is a fisherman. He would like to keep the highway where it is. He wondered if more priority should be given to purchasing Honolua, and if the funds could be used there. He likes the idea of preserving all of the land.

Claire Paishon said she is also a resident of Puamana and has lived there since 1988. She said we are finally at this point of progressing, particularly with the Bypass. She mentioned opportunities she has taken to provide input regarding maintaining public access. She felt she needed to come and see how much further ahead we are.

There being no further testifiers, the Chair closed public testimony at 3:05 p.m.

Chair White noted the item before the Committee is the proposal to purchase roughly 185 acres. He explained the Committee is standing somewhat in the middle of the property, which extends about 1.25 miles in both directions. The Committee will be moving to other spots on the property to see it from different vantage points.

Mr. Frampton provided the Committee with a site map entitled "Proposed Olowalu to Puamana Land Acquisition". He stated the Committee is standing on Kai Hele Ku Street, roughly in the middle of the large parcel, which is to the south, and just above the 37-acre parcel, which runs to the north. The property is difficult to see because it is so long. It extends about 1.25 miles toward the Olowalu Landfill. He pointed out the boundaries of the parcels, using a water truck, kiawe trees, approximate distances from rock mounds, flagged pipes, and other markers, to describe the boundaries. He stated the Committee could view portions of the

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property by driving along the cane haul road. He noted the northern parcel averages about 300 feet in width from the highway, in the mauka direction of the highway. Mr. Frampton also stated the Lahaina Flood Control outlet lies at one end of the smaller parcel. One property is about 37 acres, and the other parcel, to the south, is about 148 acres.

Mr. Frampton noted both parcels are large parcels that were allocated lots based on the County's Agricultural zoning ordinance. The parcel to the south has seven lots with a 15-acre minimum lot size. It has received preliminary subdivision approval. He explained the proposal would involve the purchase of that entire seven-lot subdivision. Under the proposal, those lots would be extinguished and the County would own one lot.

Mr. Frampton said to the north there were 11 lots, all with 15-acre minimum lot sizes. Back in 2005 when the Pali-to-Puamana plan was being discussed, the plan contemplated a park expansion at Launiupoko and a park expansion at Puamana, without anything in between. Mr. Frampton said when he and his design team got involved, they came up with this subdivision plan, where all of the lots were proposed to be the smallest they could be, or 15 acres, and the excess acreage was used to create the greenway easement.

Mr. Frampton said they considered sentiment received from the public (Mrs. Paishon and others), who were very concerned about having homes right on the shoreline. So they created the access road as a barrier between what would become shoreline use areas and the private areas above it. That access road would serve to access the subdivision lots, and would also provide continual access along the entire frontage of that park.

Mr. Frampton explained the park lines meander a bit for a couple of reasons. He said there is only a fixed amount of acreage. Rather than drawing a straight line, areas were evaluated for where it made more sense to actually be wider. Toward the southern third of the parcel, the section is one of the flatter pieces of land available. Mr. Frampton noted they felt that was a place where it was appropriate to make the property boundary wider. He said a higher elevation is preferred in that section because of sea level rise. He said the boundary came closer to the shoreline in certain places such as along a section where there is a permanent seawall structure. The design team made the property boundary wider at a surf spot called "Guardrails," thinking that would be an appropriate spot in the future if the County wanted to do a park in the area.

Mr. Frampton said everything north of that section is fixed by the boundaries of the flood control channel, which has about a nine-acre footprint through Makila Land Co., LLC's ("Makila") property. To the north is an Agricultural subdivision with a road designed to provide access to the shoreline parcel. The road would provide the barrier between the private Agricultural lots and what would hopefully in the future become a County park.

Chair White asked what the density would be on these lots.

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Mr. Frampton responded that it is an Agricultural parcel, so the minimum lot size is 15 acres, pursuant to the Maui County Code. Landowners could have a house and 'ohana. This project would still need to go through the Maui Planning Commission for Special Management Area approval.

Chair White questioned whether the lots could not be further subdivided. Mr. Frampton confirmed they could not.

Mr. Frampton provided further information concerning the allowable density, using physical landmarks as points of reference. He also pointed out where the Lahaina Bypass would be constructed. Under a proposal being considered by the State, the Bypass would run along the entire upper boundary and then tie in to the existing highway down by the Olowalu Landfill. The coastal road would still be there. The road they would construct could be used as an alternative coastal road if the County ever wanted to abandon the coastal highway. Despite the Pali-to-Puamana plan that recommended taking away the highway, the State doesn't foresee doing that any time in the near future.

Chair White asked whether the State had given Makila any kind of a time frame.

Mr. Frampton responded that Makila has been assisting the State in doing the final environmental assessment for this leg of the Bypass. The State is hoping to have the environmental assessment completed sometime in the early part of the summer. Then the environmental assessment would be accepted and the State would have to go through design and construction. But because the State has actually built the highway all the way up to Hokiokio Road, which will be open in a little bit, right above Puamana, they are thinking the funding to get the next leg built would hopefully be sooner rather than later, subject to approval from the State Legislature.

Mr. Frampton described the route to get to a second vantage point, noting the Committee and interested members of the public could caravan single file to that point, along a gravel road, then along the cane haul road, to cross the length of the 148-acre parcel.

Chair White recessed the inspection at 3:18 p.m. to allow the Committee to proceed to a second vantage point, at the end of the former cane haul road, approximately 1.4 miles toward Olowalu from its intersection with Kai Hele Ku Street, on the southern boundary of TMK: (2) 4-7-001:030.

Chair White reconvened the inspection at 3:40 p.m. at the described location. He asked Mr. Frampton to further describe the location of the Committee and the alignment of the proposed highway.

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Mr. Frampton noted the Committee is standing at the far southern boundary of the property. He pointed toward the former Olowalu Landfill. He pointed to boundaries marked by pipes with pink ribbons, noting the property gets narrower on this side, where it is about 500 feet wide. On the northernmost end, the property is about 1,100 feet wide. He described the route the Committee had taken along a gravel road and onto a cane haul road to get to this second vantage point. Mr. Frampton also described where the Bypass would be constructed.

Your Committee discussed lots and proposed home sites in the surrounding area, referencing an enlarged version of the handout to situate itself. Mr. Frampton pointed out a conservation easement created in partnership with Maui Open Space Land Trust, so there would not be any homes on certain depicted natural land forms, which host unique native land species. The conservation easement consists of about 250 acres, which covers the tops of two formations.

There being no further questions or discussion, Chair White adjourned the inspection at 3:45 p.m.

APPROVED:

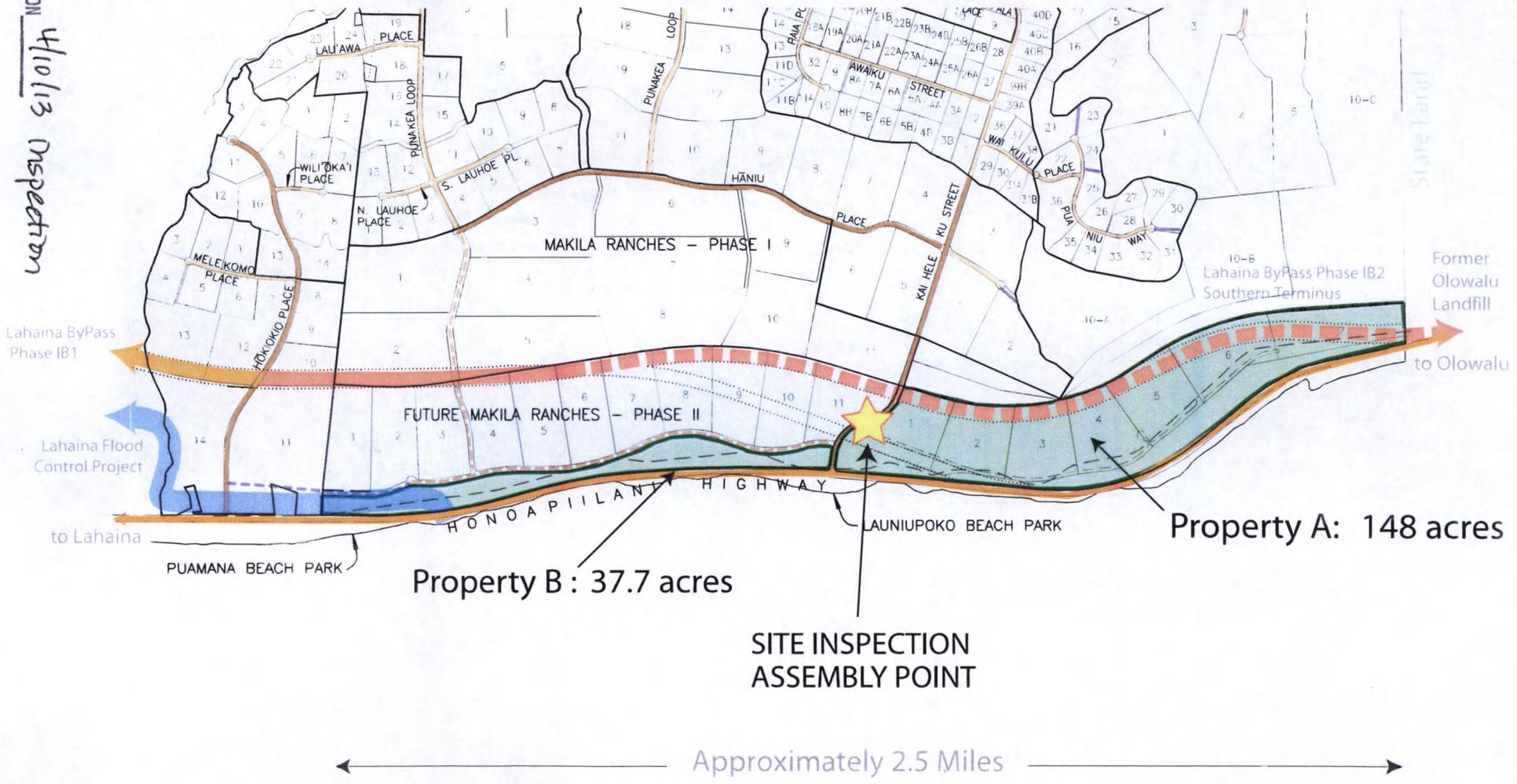


MIKE WHITE, Chair
Budget and Finance Committee

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RECEIVED AT BF MEETING ON 4/10/13 Inspection
Wong Frampton

■ Proposed Olowalu to Puamana Land Acquisition ■



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