

LAND USE COMMITTEE

Council of the County of Maui

MINUTES

September 4, 2013

Site Inspection

CONVENE: 9:00 a.m.

PRESENT: VOTING MEMBERS:
Councilmember Robert Carroll, Chair
Councilmember Don S. Guzman, Vice-Chair (Arrived 9:03)
Councilmember Gladys C. Baisa
Councilmember Elle Cochran
Councilmember Donald G. Couch, Jr.
Councilmember Stacy Crivello
Councilmember Michael P. Victorino
Councilmember Mike White (Arrived 9:07)

EXCUSED: VOTING MEMBER:
Councilmember G. Riki Hokama

STAFF: Carla Nakata, Legislative Attorney
Clarita Balala, Committee Secretary
Kit Zulueta, Communications Director, Office of Council Services
Morris Haole, Executive Assistant to Councilmember Robert Carroll

ADMIN.: Jo-Ann Ridao, Director, Department of Housing and Human Concerns
David Goode, Director, Department of Public Works
Danny Dias, Planner, Department of Planning
Jeffrey Ueoka, Deputy Corporation Counsel, Department of the
Corporation Counsel

OTHERS: Vince Bagoyo, Consultant, Bagoyo Development Consulting Group
Jesse Spencer, President, JES Corporation
Doug Spencer, In-House Counsel, JES Corporation
Alan Spencer, Project Manager, JES Corporation
Mark Spencer, Project Manager, JES Corporation
Charlie Kulesa, Project Manager, JES Corporation
Renona Barrozo, Administrative Assistant, JES Corporation
Mark Matsuda, Civil Engineer, Otomo Engineering, Inc.
Phillip Rowell, Traffic Engineer, Phillip Rowell and Associates
(3) additional attendees

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ITEM NO. 3(1): AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (WAIKAPU GARDENS, PHASE II) (CC 13-36)

The Committee assembled on the northern side of East Waiko Road, approximately 300 feet west of (above) its intersection with Waiale Road, on the far end of the concrete driveway, through the gate, at TMK: (2) 3-5-002:016.

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

There being no testifiers, the Chair closed public testimony at 9:04 a.m.

Mr. Bagoyo provided a handout summarizing the project, depicting its location and the preliminary site plan, and attaching the requested list of exemptions. He also provided an oversized site plan of the project for the Committee's reference.

The Director of Housing and Human Concerns noted the Department decided to work with the developer to move this project forward because the project consists of 100 per cent affordable housing, with all 48 units within the guidelines of the Residential Workforce Housing Policy. She provided a breakdown of the income categories for which the proposed homes would be offered. She noted that Chapter 201H, Hawaii Revised Statutes, requires the project be 51 per cent affordable, and the developer is exceeding that requirement.

The Director explained the developer will be doing a small commercial center on the corner of Waiale Road and Waiko Road, with a small community store and walking pathways for people from neighboring areas to get to the store. She pointed out that an oversized map is available for review, with a red "X" that depicts the Committee's current location.

Councilmember Victorino inquired about sidewalks along Waiale and Waiko Roads. Mr. Matsuda stated there are no proposed sidewalks along Waiale and Waiko Roads. The proposed roadway section matches the existing Waiale Road, which consists of a grassed shoulder.

The Director of Housing and Human Concerns asked that the walkway to the commercial center be pointed out. Mr. Matsuda noted the walkway would be within the subdivision. There are sidewalks on both sides of the street within the subdivision.

The Director noted one of the concerns about the project is the cemetery. She asked that the location of the cemetery be highlighted. Mr. Bagoyo pointed out the existing cemetery on the oversized map. He noted the developer had met with the Waikapu Community Association ("Association") several times. One of the things the Association asked the developer to consider is to include a buffer zone with a fence. Initially the developer had proposed a 10-foot-wide buffer, but after further discussions, the developer is now proposing a 15-foot-wide buffer between the cemetery and the subdivision. One of the comments by the Department of Planning is that a 25-foot buffer zone be

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provided. Mr. Bagoyo said the buffer would actually be pretty close to that because the proposed setbacks would provide an additional 6 feet.

Councilmember Victorino asked whether the subdivision would be like Phase I, with walls all the way around to separate the cemetery and the other subdivision. Doug Spencer noted fencing is not in the developer's plan, but it is something the developer could consider. He said he was sure the families would probably want that included. Councilmember Victorino noted it was very important to separate the areas.

The Chair asked Mr. Bagoyo to point out where the Kama Ditch crosses the property. Mr. Bagoyo noted the ditch is in the vicinity of the single coconut tree. He said it is a concrete ditch that used to accommodate overflow from the reservoir and it flows into Waikapu Stream. Mr. Bagoyo said the revised report the developer submitted to the State Historic Preservation Division indicates that portion of Kama Ditch will not be preserved.

The Chair asked Mr. Bagoyo to point out the sewer pump station. The developers' representatives pointed out the two pump stations. Mr. Bagoyo also pointed out the existing drainage basin system.

Councilmember Couch noted the path to the park would go by the warehouse, and asked whether there would be a fence to keep people out of the warehouse and the graveyard. Doug Spencer said yes there would be, for security purposes.

Mr. Bagoyo said the subdivision will have access to a 10.3-acre private linear park at Waikapu Gardens. Also, the County-proposed base yard that was recently purchased is right across Waiale/Waiko Roads. The other proposed County regional park, which Mr. Bagoyo included in the site inspection documents, is also located about 200 or 300 yards below the proposed subdivision. The existing Waikapu Park is right above the cemetery.

Mr. Bagoyo noted the Fire Department requested an emergency fire lane, so the developer is providing a fire lane, just above the existing driveway. Mr. Bagoyo noted one of the requests by the Association is that the residential subdivision not access Waiko Road, so the second access to the residential subdivision was removed. The Director of Housing and Human Concerns noted the fire lane is a requirement of the Fire Department. Mr. Bagoyo said the fire lane would be chained. He further said the Association really did not want to have Waiko Road improved, because the current condition of the road slows traffic.

Councilmember Couch asked where the entrance into the commercial area from the street is located. Mr. Matsuda said the commercial site is not designed yet, but the intent is to provide a driveway from Waiko Road as well as Waiale Road, generally as far away from the intersection as possible. The exact location will be determined when the site is developed. Mr. Matsuda said he believed it would be about 300 feet from the intersection.

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Councilmember Couch asked whether Waiale Road is expected to be four lanes when it continues on, or two. The Director of Public Works said it is wide enough to be four lanes at some point in the future. Mr. Bagoyo said the County just completed the EIS (environmental impact statement) to extend Waiale Road.

Councilmember Guzman asked whether there would be access to the commercial center from the residential subdivision. The Chair responded there would be no vehicular access from the residential component of the subdivision.

The Director of Housing and Human Concerns noted the developer is promoting a walkable community. Mr. Bagoyo said the idea is really for the neighborhood of Waikapu to walk to the convenience store. He said the developer is proposing B-1 uses, which include a neighborhood store.

There being no further questions or discussion, Chair Carroll adjourned the site inspection at 9:23 a.m.

APPROVED:



ROBERT CARROLL, CHAIR
Land Use Committee

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