

PLANNING COMMISSION  
COUNTY OF MAUI, STATE OF HAWAII

TRANSCRIPT OF PROCEEDINGS  
SPECIAL MEETING

Held at the West Maui Senior Center, 788 Pauoa Street,  
Lahaina, Maui, Hawaii, commencing at 6:00 p.m., Wednesday,  
November 19, 2014.

Reported by: Tonya McDade, CSR, RPR, CRR, CBC  
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APPEARANCES

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COMMISSION MEMBERS PRESENT:

Ivan Lay, Chairperson

Sandra Duvauchelle

Jack Freitas

Wayne Hedani

Richard Highashi

Jason Medeiros

Max Tsai

Penny Wakida

STAFF PRESENT:

Richelle Thomson, Deputy Corporation Counsel

William Spence, Planning Director

Gina Flammer, Planner

Carolyn Takayama-Corden, Secretary to Commission

OTHERS PRESENT:

Brian Hoyle, President, Newport Hospital Corporation

Michelle Berner, Project Manager, Newport Hospital Corp.

Charlie Slaton, President, Critical Access Healthcare

Adrienne Wong, Austin, Tsutsumi & Assoc.

Eric Takamine, Austin, Tsutsumi & Assoc.

Tyler Fujiwara, Austin, Tsutsumi & Assoc.

Matt Nakamoto, Austin, Tsutsumi & Assoc.

Kevin Tanaka

- 1 Michael Dega, Scientific Consultant Services, Inc.
- 2 Bob Hobdy
- 3 Gwen Hiraga, Munekiyo & Associates
- 4 Bryan Esmeralda, Munekiyo & Associates.
- 5 Irene Bowie, Maui Tomorrow Foundation
- 6 Patricia Nishiyama
- 7 Joe Pluta
- 8 May Fujiwara
- 9 June Kaaihui
- 10 Arlene Gerbig
- 11 Gladys Baisa
- 12 Nancy Johnson
- 13 Elle Cochran
- 14 Roz Baker
- 15 Angus McKelvey
- 16 Edwin "Ekolu" Lindsey
- 17 Peggy Robertson
- 18 Lina Prudencio
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1 (Wednesday, November 19, 2014, 6:00 p.m.)

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3 CHAIR LAY: Good evening, everyone. Planning  
4 Commission is now called to order. It's November 19th and  
5 it's 6:00. And tonight our agenda item is all on the West  
6 Maui Hospital and Medical Center. Can everyone hear me?

7 AUDIENCE: No.

8 CHAIR LAY: Okay. A little louder. Good evening,  
9 everyone.

10 AUDIENCE: Good evening.

11 CHAIR LAY: Okay. Tonight, we have just -- we'll  
12 be talking about one item tonight. And it's the West Maui  
13 Hospital and Medical Center.

14 We're gonna be opening up with public testimony.  
15 For those of you who have to go home early, we're giving a  
16 chance now for you to testify. Come up and do your  
17 testimony, if you have to go home early. Other than that,  
18 you can testify after there's been a description and they  
19 talk about the property and the hospital itself.

20 Our first testifier, Irene Bowie, do you wish to  
21 testify at this time?

22 One more thing, Commissioners and testifiers,  
23 please speak clearly in the mic. We have only a couple of  
24 mics around. And so make sure you have a mic before you  
25 start talking. Thank you.

1 MS. BOWIE: Good evening, Chair and Commission  
2 Members. My name is Irene Bowie. I'm the Executive  
3 Director of Maui Tomorrow Foundation.

4 And Maui Tomorrow is more than happy to support  
5 the plans for the West Maui Hospital. We know the need is  
6 great. We really applaud the Newport Hospital Corporation  
7 for the great outreach that they have done. They've really  
8 had many conversations with us, kept us apprised of the  
9 plans. And we're very happy to support it.

10 At the November 5th Urban Design Review Board  
11 meeting, Maui Tomorrow did testify in -- and we mentioned at  
12 that time, and I'll say again tonight, we support the  
13 proposed entitlement actions.

14 The things that we did ask for in the plan was an  
15 R-1 hookup from the Lahaina Wastewater Treatment Plant. And  
16 that was discussed that, as the building is -- is made, it  
17 would be with that in mind. So that when the -- the R-1  
18 line can -- can be hooked up from that treatment plant, it  
19 could happen. So it would be built with that in mind.

20 And -- and we were also very happy to hear that  
21 there would be shade trees in the parking lot. We hope that  
22 those can be native trees to a great extent.

23 We also asked to be sure that there were walkways  
24 around the medical center, and, in particular, the assisted  
25 living facility for good exercise for the seniors that are

1 mobile.

2           And then, lastly, it was mentioned at Urban Design  
3 Review Board that the exterior lighting be shielded downward  
4 lighting in order to be sensitive to the night sky and  
5 seabirds.

6           So those -- those were the comments we had that we  
7 think can, you know, really make this a great project. And,  
8 again, we're just happy to support it and like to see it go  
9 forward.

10           Thank you.

11           CHAIR LAY: Commissioners, any questions for the  
12 testifier? Seeing none, thank you very much. Next we have  
13 Patricia, I think it's Auntie Patty.

14           AUDIENCE: Nishiyama.

15           MS. NISHIYAMA: Thank you. Mahalo. Aloha, Maui  
16 Planning Commissioners. My name is Patricia Nishiyama aka  
17 Auntie Patty Nishiyama. Born and raised in Puukolii Sugar  
18 Plantation Village. I am a member of Na Kupuna O Maui for  
19 almost 30 years and, also, sit -- I also sit on the  
20 Kaanapali 2020 Planning Committee for 15 years.

21           I'm here to express Na Kupuna O Maui's support of  
22 the proposed West Maui Hospital and Medical Center.

23           As a member of Kaanapali 2020, we have received  
24 monthly or bimonthly updates on this special project since  
25 the initial stages of its development. I have always been

1 involved representing Na Kupuna O Maui, Lahaina District.

2           At this time Na Kupuna O Maui, Lahaina District  
3 would like to give our aloha to Joe Pluta who first started  
4 this project. He knew it was very important for our  
5 community. Mahalo, Mr. Pluta.

6           We appreciate Newport Hospital Corporation for  
7 being a part of this important project. As you all -- as  
8 you are all aware, our population here in West Maui is  
9 rapidly growing and visitors' population is increasing.  
10 This input -- this puts a strain on our already limited  
11 health care.

12           Many times, I need to drive my five granddaughters  
13 to Maui Memorial Center because of asthma attack. My  
14 grandchildren are members of Kaiser. I was so happy when  
15 they opened up Lahaina Medical Group for emergency. I  
16 stopped in to take my grandchild to emergency, she was  
17 denied. So I took her all the way to Maui Memorial  
18 Hospital. When I take my grandchildren, we usually wait  
19 between three or five hours.

20           This project is very important for the community  
21 and visitors for health care and emergency service, which  
22 could mean life and death.

23           In addition, the development of skilled nursing  
24 and assisted living facilities provide our kupuna and others  
25 in need of this type of care the option to remain here in

1 our home, Lahaina, something that we have not had until this  
2 point.

3           Also, this hospital will give good -- will give  
4 jobs to our future generation.

5           My granddaughter is going to medical school in  
6 Hawaii, studying to become a nurse. She graduated from  
7 Lahainaluna High School. This is her second year, and she's  
8 a 4.0 student. Thank Ke Akua, she was given a scholarship  
9 for \$35,000 a year for four years. She wants to be -- come  
10 home to service our community Lahaina.

11           In closing, Na Kupuna O Maui express our utmost  
12 support for this proposed project. Na Kupuna feels it is  
13 crucial project and one that West Maui has been waiting for  
14 many years.

15           Mahalo.

16           CHAIR LAY: Commissioners, any questions for the  
17 testifier? Seeing none, thank you very much.

18           MS. NISHIYAMA: Mahalo.

19           CHAIR LAY: Next, I have Joe Pluta.

20           MR. PLUTA: I guess I'm taller than Auntie Patty  
21 was. All right. There we go. Thank you.

22           My name is Joseph Pluta. I'm here representing  
23 the West Maui Improvement Foundation and the West Maui  
24 Hospital and Medical Center Foundation. And I've been  
25 associated with the need for this project some time, about



1 15 years, I think. And known -- all of you, I think, have  
2 known about the fact that we had this almost ready to go in  
3 a different site many years ago.

4 And I think the purpose of this hearing, and  
5 correct me if I'm wrong, was to downzone that property  
6 into -- up-zone it to this one.

7 And thank you very much, Commissioners, for coming  
8 here to Lahaina. And thank God for this opportunity. It's  
9 such a happy day for me. And for bringing Brian Hoyle into  
10 the picture and his great team.

11 I met Brian years ago and we thought we'd be  
12 opening the hospital. Now, it would be open for business.  
13 His -- I thank him for his patience and perseverance and his  
14 dedication and commitment and vision. Because without him  
15 and God, this would not be possible.

16 And the pink shirts that are around the room here  
17 are awesome. You've seen these pink shirts before at the  
18 Certificate of Need hearings when they told us that we would  
19 never get permission or approval for a Certificate of Need,  
20 so why are we wasting our time. And we got unanimous  
21 approval from all of those committees 100 percent.

22 So, anyway, this is a reality.

23 Historically speaking, both our -- the West Maui  
24 Improvement Foundation and the West Maui Hospital and  
25 Medical Center Foundation are 100 percent in support of this

1 project. And we want to commend the -- again, Brian and his  
2 team, thank them very much for their dedication. And thank  
3 you for expediting this process, and Will Spence for  
4 submitting it. Thank you.

5 CHAIR LAY: Commissioners, any questions for the  
6 testifier? Seeing none, thank you very much. Our next  
7 testifier, May Fujiwara.

8 MS. FUJIWARA: Good evening, Maui Planning  
9 Commission, Chair Ivan Lay and Members of the Planning  
10 Commission. Welcome to West Maui. And thank you for  
11 allowing me to speak.

12 My name is May Fujiwara. I am a senior citizen of  
13 West Maui and President of the Lahaina-Honolua Senior  
14 Citizens Club with approximately 150 members.

15 Our seniors are very anxious in having a hospital  
16 on the west side. Our need for a hospital is now as many of  
17 our members are in the seventies, eighties and nineties, and  
18 have some over 100, also.

19 A few of our club members are in attendance  
20 tonight, and some wearing the hot pink shirts. I would like  
21 them to stand and be recognized.

22 (Applause.)

23 MS. FUJIWARA: Thank you. You can see by the many  
24 seniors in attendance tonight -- for some, almost past their  
25 bedtime, too, you know -- how interested and how important

1 this West Maui facility is to us. All of West Maui, not  
2 only our growing senior population, would greatly benefit  
3 from the proposed medical services to be offered,  
4 particularly emergency room access and the skilled nursing  
5 and assisted living facilities.

6 As we age and become a little more frail, our  
7 health care needs increase and our isolation in West Maui,  
8 with only one road in and out of town, makes access to an  
9 emergency room where we can get medical attention 24 hours a  
10 day paramount. Road closures, often for hours due to  
11 accidents or fires, are not uncommon.

12 I don't believe there's an urgent care facility  
13 that is open in the evening on the west side.

14 Also of great interest to our seniors is the  
15 long-term care facility that is proposed along with this  
16 hospital.

17 As it is now, the only assisted living facility  
18 and long-term care facilities are on the other side of the  
19 island. And, of course, it makes it very difficult for us  
20 to visit family members and friends who are on the other  
21 side. We can't go as often as we would like to.

22 The location of the hospital is absolutely ideal.  
23 It will be certainly -- it will be centrally located near  
24 the residential and resort areas of West Maui, near the  
25 Lahaina Civic Center, the police, fire and ambulance

1 station, and many Hawaiian Homes of the Village of Leialii.  
2 Anticipated affordable housing in Puukolii Village nearby,  
3 with Hale Mahaolu Senior Housing, the Pulelehua project, the  
4 Wainee project, the Kaanapali 2020 project. And for  
5 residents living in Honokohau Valley and Kapalua, the West  
6 Maui Hospital will only be a few miles away.

7           The project design fits in well with the dominant  
8 plantation style architecture seen throughout West Maui.  
9 And its' low profile ensures it will not affect makai and  
10 mauka views.

11           We appreciate Mr. Hoyle's efforts to spread  
12 awareness on the project and to reach out to the  
13 stakeholders, keep us informed, particularly his meeting  
14 with our Lahaina-Honolua Senior Citizens Club.

15           And he noticed that our club shirts were getting  
16 old, faded and worn out. So we really appreciate his  
17 donation of new club shirts for us. Thank you, Mr. Hoyle.

18           (Applause.)

19           MS. FUJIWARA: Lives are literally at stake. Our  
20 seniors urge you to approve this facility so that our dream  
21 of having our own hospital in West Maui will soon become a  
22 reality.

23           Thank you for allowing me to testify.

24           CHAIR LAY: Commissioners, any questions for the  
25 testifier?

1 MS. FUJIWARA: Thank you, Joe Pluta, also.

2 CHAIR LAY: Seeing none, thank you very much. Our  
3 next testifier is June Kaainui. Kaaihui. Excuse me.

4 MS. KAAIHUI: Mine is only short. One page.

5 Aloha. Aloha, Chair Ivan Lay and Members of the  
6 Maui Planning Commission. Thank you for coming to West Maui  
7 to hear our testimonies. My name is June Kaaihui, I'm first  
8 Vice President of the Lahaina-Honolua Senior Citizens Club  
9 and a longtime resident of West Maui.

10 I live in Honokohau Valley. And for me to drive  
11 to or to be transported to the only hospital on Maui takes  
12 way over an hour. And we always speak of how important that  
13 golden hour is.

14 We know that over one-third of Maui's population  
15 is over 55 years of age. And our isolation from access to  
16 emergency medical services in West Maui is unprecedented in  
17 the state. Putting it simply, it is not safe in Lahaina for  
18 us, and we need your help in getting the process of building  
19 the West Maui Hospital and Medical Facility expedited in  
20 every way possible.

21 If and when I need the services of a skilled  
22 nursing home or be in an assisted living facility, I would  
23 prefer the home be in West Maui. As my family, friends and  
24 all the members that I love live in West Maui, they can come  
25 and visit me more often than if I were in a nursing or

1 assisted living facilities on the other side of the island.

2 I thank you for listening. And good night.

3 CHAIR LAY: Commissioners, any questions for the  
4 testifier? Seeing none, thank you very much.

5 MS. KAAIHUI: You're welcome.

6 CHAIR LAY: Our next testifier is Arlene Gerbig.

7 MS. GERBIG: Chairman Lay, Maui County Planning  
8 Commission Members, thank you for coming to Lahaina to  
9 conduct this meeting. I'm sorry?

10 UNIDENTIFIED SPEAKER: Speak into the microphone.

11 MS. GERBIG: Oh, sorry. Nervous, nervous,  
12 nervous. Okay. I'll start all over again.

13 CHAIR LAY: Could you please identify yourself  
14 again, please?

15 MS. GERBIG: Sorry. Thank you for coming to  
16 Lahaina to conduct this meeting and to hear our testimony.  
17 My name is Arlene Gerbig, and I am a member of the  
18 Lahaina-Honolua Senior Citizens Club, and have lived in  
19 Lahaina for 14 years.

20 Three months ago, I had a stroke right here in the  
21 parking lot of -- oh, I know. At the center here. I was  
22 very lucky for several reasons. One of my passengers was  
23 very observant. She recognized that something was wrong  
24 with me. I was lucky because, in a very short time, the  
25 first responder from the Fire Department arrived. The

1 second reason I was lucky was that I did not have any  
2 physical disability as a result of the stroke. Or as the  
3 first responder said, I had what is called a TIA or  
4 transient ischemic attack or mini stroke.

5           The next time, should it happen, I may not have my  
6 friend with me, I could suffer a more serious stroke.  
7 Having a medical facility such as the West Maui Hospital and  
8 Medical Center would certainly ease my mind in the case of a  
9 future occurrence.

10           As a kupuna living in Lahaina, medical care is  
11 very important to me, my family and my fellow senior citizen  
12 club members. Having to depend on hospital facilities over  
13 an hour away, that are currently undergoing financial  
14 difficulties has me extremely concerned.

15           I strongly support the action of the Planning  
16 Director taking -- is taking on behalf of the Newport  
17 Hospital Corporation in transmitting the application for the  
18 West Maui Hospital and Medical Center. It is a much needed  
19 facility for our very ever-increasing elderly population in  
20 West Maui.

21           Thank you for your attention regarding this very  
22 important West Maui matter. Thank you.

23           (Applause.)

24           CHAIR LAY: Commissioners, any questions for the  
25 testifier? Seeing none, thank you very much. Our next

1    testifier is Councilmember Gladys Baisa.

2                   MS. BAISA:  I think I have a pretty loud voice.

3                   Good evening, Chair Lay and Members.  Thank you  
4 very much for your service.  Thank you for the opportunity  
5 to testify in support of land use approvals initiated by the  
6 Planning Director and required for the proposed West Maui  
7 Hospital and Medical Center.

8                   The Maui County Council has not had the  
9 opportunity to take a formal position on this matter.  
10 Therefore, I am providing this testimony in my capacity as  
11 an individual member of the Council.

12                   I support the land use approvals for the following  
13 reasons.  Incidentally, it was very strange,  
14 serendipitously, as I was coming over this evening, we had  
15 to pull over for an ambulance heading frantically to Central  
16 Maui.  So this is not something that doesn't happen.

17                   Number one:  West Maui's increasing resident  
18 population requires the establishment of a nearby hospital  
19 to timely handle emergency situations to protect the health,  
20 safety and welfare of our residents and visitors.

21                   Number two:  Critical care patients often need  
22 lifesaving treatment within a small window of time.  The  
23 travel time from West Maui to the existing Maui Memorial in  
24 Central Maui generally takes anywhere from 40 to 90 minutes,  
25 depending on traffic.  Road closures, accidents, brushfires



1 and the landslide often increase the travel time  
2 significantly. The establishment of a West Maui hospital  
3 will ensure access to treatment until safe transport can be  
4 guaranteed for critical patients.

5           Number three: The Maui Island Plan calls for the  
6 immediate development of a critical access hospital in West  
7 Maui, and describes the need for long-term care beds in the  
8 region as particularly acute.

9           For the foregoing reasons, I support these land  
10 use approvals.

11           And by the way, as a note, I am a lifetime member  
12 of the Lahaina-Honolua Seniors and I own a pink shirt, but I  
13 couldn't get to it tonight to wear it.

14           I also want to say that I also support Maui  
15 Tomorrow's testimony. And I thank them for their thoughtful  
16 recommendations.

17           Thank you very much.

18           CHAIR LAY: Commissioners, any questions for the  
19 testifier? Seeing none, thank you very much.

20           MS. BAISA: Thank you.

21           (Applause.)

22           CHAIR LAY: Our next testifier is Nancy Johnson.

23           MS. JOHNSON: My name is Nancy Johnson. I'm a  
24 nursing instructor at Maui College. And I'm here to testify  
25 in a slightly -- although I support everything that's been

1 said ahead of me -- I want to speak about the young people  
2 on Maui that will benefit from these additional  
3 opportunities in health careers. And we have many young  
4 people that are pursuing health careers.

5 The situation at the hospital is a little bit  
6 precarious in whether there's going to be job opportunities.  
7 There it is not certain. And there's no question about the  
8 need for additional health care workers.

9 The -- the only concern I have about the hospital  
10 that I want to bring to you is I'm concerned about physician  
11 staffing. And we're seeing many of our older physicians  
12 retiring. We're short of physicians, even at Maui Memorial.  
13 And I know that Brian has some plans for bringing in  
14 physicians, but I think that's the concern I have.

15 But I want to thank the Council for supporting the  
16 Land Use proposal.

17 CHAIR LAY: Commissioners, any questions for the  
18 testifier? Seeing none, thank you very much. Does anyone  
19 else wish to testify at this time? If so, please identify  
20 yourself, step up to the mic.

21 MS. COCHRAN: Aloha, good evening, Chair Ivan Lay  
22 and Commissioners and Department. Elle Cochran, West Maui  
23 County Council.

24 And I wanna concur and wholeheartedly support what  
25 Chair Gladys Baisa had testified in reference to. And as

1 she stated, it's true, it hasn't been able to -- it hasn't  
2 come through the Council, so, officially, as my -- as a  
3 Council Member, I'm not, you know, on behalf of the Council,  
4 either, stating my -- my testimony.

5 But I do -- I wanna thank, in particular, Planning  
6 Director Will Spence who did reach out to me very early on  
7 in the transition of the land use changes back to the  
8 original from the original site plan that was slated a while  
9 back. And so I -- you know, we had discussed this and felt,  
10 yeah, this would be the most expeditious way. And so here  
11 we are.

12 And I wanna thank the Commissioners for bringing  
13 this up and pushing it forward.

14 So, again, I just wanna thank all the powers that  
15 be that have been hard at this and persevering, the  
16 investors and everyone alike.

17 So I just wanna concur with the land use changes  
18 and support the things that you folks are looking to do this  
19 evening. Thank you very much.

20 CHAIR LAY: Commissioners, any questions for the  
21 testifier? Seeing none, thank you, Council Member.

22 MS. BAKER: Aloha, Chair -- Mr. Chair and Members  
23 of the Commission. I'm Senator Roz Baker. And I'm speaking  
24 tonight on behalf of myself and my House colleague  
25 Representative Angus McKelvey who is --

1 MR. McKELVEY: Right here.

2 MS. BAKER: Is here. I thought he was in -- in  
3 Honolulu at the Capitol. So he can speak for himself.

4 But I know that -- I know that we both have  
5 demonstrated our support in the past for this project. We  
6 actually tried to provide, and did provide, a funding  
7 mechanism that they may or may not use, special purpose  
8 revenue bonds that would facilitate the actual construction  
9 of this project. But, of course, first things first. And  
10 we need your concurrence to have this project go forward.

11 And on behalf of our constituents -- my  
12 constituents and Representative McKelvey's, we ask for your  
13 favorable decision on this request that's before you.

14 CHAIR LAY: Commissioners, any questions for the  
15 testifier? Seeing none, thank you very much, Senator.

16 MR. LINDSEY: Aloha. My name's Edwin Lindsey  
17 otherwise known as Ekolu. I speak on behalf of the Lindsey  
18 family.

19 And as my grandmother, Pua Lindsey, says, Ekolu,  
20 it's no fun getting old, don't get old. And to follow up  
21 with that, my dad said the same thing. And after watching  
22 my grandparents and living through the passing of my uncle  
23 at home, as well as my father at home, and now as a primary  
24 caregiver for my Auntie Mary Helen, I have come to recognize  
25 and realize the importance of senior care and -- and the

1 hospital on West Maui.

2 For all of our seniors here, it's very important  
3 that we have this project go forward so that they can be  
4 home. People need to be home. And this is home. It's hard  
5 to go to the other side. Their ohana, their (inaudible)  
6 belongs here.

7 So I encourage all of you to support this project  
8 and have it go forward. Mahalo.

9 CHAIR LAY: Commissioners, any questions for the  
10 testifier? Seeing none, thank you very much.

11 (Applause.)

12 MR. McKELVEY: These things are really short.  
13 Here, I'll just do this.

14 Hello, Commissioners. Thank you so much for being  
15 on the west side. I'm State Representative Angus McKelvey.  
16 And while our body in the new Legislature hasn't taken any  
17 official action, I can say on behalf of myself as  
18 representative of the area, Chair of Consumer Protection and  
19 Commerce and on behalf of Speaker Joe Souki who has been a  
20 fervent believer in this project, we stand in strong support  
21 of your land use changes and hope you'll move quickly to  
22 adopt them.

23 The need for the facility is clear. The long-term  
24 care, especially. I can speak from personal experience,  
25 when my father, unfortunately, suffered congestive heart

1 failure and had to be on the other side of the island for  
2 long-term care. And I can't tell you how hard that is for a  
3 family, especially with all the challenges to get over  
4 there, and for him not to see the sun in Lahaina setting in  
5 the distance and to not have friends and family nearby. And  
6 that's been why this has been a fervent thing for me  
7 personally as well.

8 I also ask you to look at the potential economic  
9 activity that could occur with this facility as well as  
10 providing some opportunities for the affordable housing  
11 units that are scheduled to come online which would help  
12 with community and other issues that have been raised since  
13 the affordable housing units would probably be filled by  
14 jobs elsewhere.

15 So for all of these reasons, I stand in support  
16 and hope you will favorably consider this thing as quick as  
17 possible. And happy Thanksgiving.

18 CHAIR LAY: Commissioners, any questions for the  
19 testifier? Seeing none, thank you very much very much,  
20 Senator -- Representative.

21 MS. ROBERTSON: Hi. My name's Peggy Robertson.  
22 And, well, we've lived here 17 years and owned for about 30  
23 years. But my husband's had cancer for the past nine years,  
24 so his immune system is very low. And about three or four  
25 years ago, he had encephalitis. And by the time we left

1 Kaiser, he didn't know his name or my name. And we had to  
2 get in the ambulance. I didn't even know if he was going to  
3 make it to the hospital, he was going so fast. And then I  
4 spent 14 days.

5 I wanna talk about the caretakers because some of  
6 you know that you want to be there every day. So I'd leave  
7 at 7:00 in the morning, get home at 7:00 at night. And I'd  
8 always drink a Coke before I left because, if I was too  
9 tired, I didn't want to cause a car accident. And I did  
10 that for 14 days.

11 Then he had six and-a-half weeks of -- IVs.  
12 Anyway, that was -- well, that was the next time. The next  
13 time he had meningitis. And that was two years ago. And  
14 that was the same thing, I think he had 10 days there, every  
15 day going back and forth, back and forth.

16 During those times, I saved two people's lives.  
17 My husband's life when he was in ICU, when he was choking.  
18 And if I hadn't been there at that time at breakfast in the  
19 morning when he was choking and calling for a nurse to  
20 suction, he probably would have died. Later on, he had a  
21 roommate on the fifth floor who -- whose family couldn't get  
22 over because they took a bus. And I was there that morning  
23 when their -- you know, they gave him food and walked away,  
24 and he was choking. And I saved his life. And a year  
25 later, I ran into them at a restaurant. And she -- she

1 started saying, "You're the one who saved my husband's  
2 life."

3 And it was because the caretaker was there. And I  
4 think it's very important to be close to a hospital so you  
5 can be there for your family.

6 And it is a hard drive back and forth. I've been  
7 doing this for nine years back and forth. And I wish that  
8 the hospital had been built five years ago.

9 But this -- this is really important that this go  
10 through because all these people want to be with their  
11 family. And, you know, there's so many things that you can  
12 do as a caretaker when you're there all day that is  
13 important.

14 So I guess that's about all I wanna say. Thanks.

15 CHAIR LAY: Commissioners, any questions for the  
16 testifier? Seeing none, thank you very much. Does anyone  
17 else --

18 (Applause.)

19 CHAIR LAY: -- wish to testify at this time?

20 MS. PRUDENCIO: My name is Lina Prudencio. And I  
21 am testifying on behalf of myself as a private citizen here  
22 in Maui.

23 I have nine doctors in my immediate family,  
24 including nurses, that are my nieces, who are currently  
25 taking master's degree in nursing practitioner, and cousins



1 who would love to come back here. In fact, they are  
2 established in their own practices and are thinking about  
3 moving up to Kaanapali Coffee Farms.

4 So, Mr. Slaton and Brian Hoyle, there is no  
5 problem on that. They already have that in the works, in  
6 closing up their practices.

7 Thank you.

8 CHAIR LAY: Commissioners, any questions for the  
9 testifier? Seeing none, thank you very much. Does anyone  
10 else wish to testify at this time? Seeing none, we're now  
11 closing public testimony and heading on to our agenda.

12 DIRECTOR SPENCE: Good evening, Commissioners.  
13 There are -- there's only one public hearing on your agenda  
14 this evening, but we are going to cover -- one, two, three,  
15 four -- five applications all related to -- actually,  
16 there's two public hearings; one is for the new hospital  
17 site, the other one is to revert the old hospital site back  
18 to Agriculture. So we'll have to take action on all those.  
19 The first one is for the Community Plan Amendment, for the  
20 new hospital site, and then a State Land Use District  
21 Boundary Amendment, a Change in Zoning, a Phase 1 Project  
22 District Approval and a Phase 2 Project District Approval.  
23 And the Staff Planner for this project is Ms. Gina Flammer.

24 MS. FLAMMER: Good evening. Thank you.

25 Can you hear me okay if I talk like this? Yeah,

1 okay.

2           So good evening, Chairman Lay and Commissioners.  
3 Thank you for coming out to West Maui with us. Thank you  
4 for adding another meeting to your schedule, too. I know  
5 you already give us a lot of your time.

6           So as you already know, the hospital received  
7 approvals for another site in 2009; however, the developer  
8 has chosen a different location. That's why we're here  
9 today. So tonight, we're gonna be not only going over the  
10 Land Use Entitlement Request for the new site, but, also,  
11 going over the actions that are needed to revert the old  
12 site back to agricultural designations.

13           We're gonna deal with these separately. The  
14 consultant is going to give one PowerPoint, though, and  
15 they're going to cover both in that one PowerPoint.

16           Our first item that we're going to take, though,  
17 is the new site. And I just want to let you know the new  
18 site is still located in Kaanapali 2020 Master Development.  
19 As you saw today, it's the first site to be developed in  
20 that development. Kaanapali 2020 already went through the  
21 Community Plan process, in 1996. And with that process, the  
22 West Maui Project District III was created. So the language  
23 was created for it and it was put on a map.

24           At that time the Community Plan map and the  
25 description was done, the hospital use was not envisioned.

1 So the first thing we're gonna do today is talk about adding  
2 some -- an amendment to add some new language to the  
3 Community Plan to allow a medical use.

4           The second thing we're gonna do is a District  
5 Boundary Amendment. And that is because it's zoned State  
6 Agricultural. The parcel is under 15 acres, so you are the  
7 reviewing body on that.

8           The third thing we're doing is the zoning. So the  
9 zoning is currently R-3 Residential. That zoning goes way,  
10 way back. I couldn't even find the origins in our computer  
11 because it predates all of that. So to accommodate a  
12 medical facility, we're gonna do a Change in Zoning to the  
13 West Maui Project District 3.

14           Now, that Project District does not have zoning.  
15 So it doesn't have any zoning standards or permitted uses.  
16 That is done through the Phase 1 approval. So in your  
17 report is a Project District standard ordinance, it's  
18 Exhibit 10. And what that does is it sets out what all the  
19 different permitted uses are, and then it also sets out what  
20 the standards are. So what the setbacks are, what the  
21 building heights, what the minimum lot widths, all of that.

22           So keep in mind that, in this case, we're looking  
23 at the health and wellness subdistrict. The planning -- the  
24 Project District Ordinance creates a subdistrict within this  
25 West Maui Project District 3. So those -- that ordinance

1 only applies to that district. So it's only gonna apply to  
2 this lot right now. As West Maui Project District 3 gets  
3 expanded to Kaanapali 2020, more of the lots come in for  
4 zoning, that ordinance will be amended then.

5 So the second part of the Project District Zoning  
6 is called a Phase 2 approval. And that's where you review  
7 the preliminary site plan and the design guidelines. That's  
8 also included in your report.

9 The Urban Design Review Board did go over that.  
10 They made some comments. You got a letter yesterday that  
11 was emailed to you with those comments. And then, today,  
12 you've received a letter from the project consultant pretty  
13 much saying they're gonna comply with all of those  
14 recommendations.

15 So as far as procedure, today, you're gonna make  
16 recommendations to the County Council on the CPA, the  
17 Community Plan Amendment, the District Boundary Amendment,  
18 the Change in Zoning, and the Phase 1. You have full  
19 authority over the Phase 2, approving the site plan, but the  
20 Project District Ordinance has to be adopted by the County  
21 Council and be in its final form before you can actually  
22 make that approval. So we're recommending that you're gonna  
23 defer that action and we'll come back to you with that. But  
24 we are holding the public hearing for it with the testimony  
25 for that today. We're trying to make this as quick as

1 possible, the process.

2           So I also just wanted to point out to you that the  
3 Department of Planning is initiating these Land Use  
4 Entitlement Requests. So with a project like this that  
5 creates community benefit to this level, the County felt  
6 that it's really important to do this in the most  
7 expeditious process that it can. So this is how we're doing  
8 it. We're also initiating the reversion of the Land Use  
9 designations back to Agriculture.

10           So it's a complicated process. Please feel free  
11 at any point, raise your hand, ask questions. I'm happy to  
12 explain it the best I can, we have Clayton here that can  
13 explain it in lots of detail.

14           So what I am gonna do is I'm going to turn it over  
15 to Bryan Esmeralda, from Munekiyo & Hiraga, who is going to  
16 give the PowerPoint presentation. And then, after that, we  
17 can take testimony again, and then answer questions, and  
18 then I can give the Department analysis and recommendation.

19           MR. ESMERALDA: I'll set this up here since it's  
20 gonna be a little while. Okay.

21           Well, good evening, Chair Lay, Planning  
22 Commissioners, Staff, everybody in the audience here  
23 tonight. I just want to thank you all for taking an evening  
24 out of your week to be here with us tonight.

25           My name is Bryan Esmeralda with Munekiyo & Hiraga.

1 And I will be presenting the requested entitlements for the  
2 West Maui Hospital and Medical Center.

3 As Director Spence and Gina mentioned earlier,  
4 there are two agenda items which are related, so we'll be  
5 going over both in the same presentation. This first part  
6 will deal with the new entitlements for the new West Maui  
7 Hospital and Medical Center site.

8 Before we begin, I'd just like to recognize the  
9 project team, many of whom are here this evening to answer  
10 any questions you guys may have.

11 The Project Developer is Newport Hospital  
12 Corporation. We have this evening Brian Hoyle, its  
13 President, and Project Manager Michelle Berner.

14 The Hospital Operator will be Critical Access  
15 Healthcare. And we have Mr. Charlie Slaton, its President,  
16 here this evening.

17 The Project Architects were ProjX, LLC. Mr. Ira  
18 Chilton and Kimberly Fredrickson.

19 Civil Engineers, Adrienne Wong and Eric Takamine  
20 of Austin, Tsutsumi & Associates.

21 Traffic Engineers, Tyler Fujiwara and Matt  
22 Nakamoto, also Austin, Tsutsumi & Associates.

23 Landscape Architect, Kevin Tanaka.

24 Archaeologist, Mike Dega of Scientific Consultant  
25 Services.

1 Cultural Resources Consultant, Cathleen Dagher,  
2 also SCS.

3 Biological Resources Consultant, Bob Hobdy.

4 And the Planning Consultants, Munekiyo & Hiraga,  
5 myself and Gwen Hiraga are here this evening.

6 So the Newport Hospital Corporation is proposing  
7 the development of the West Maui Hospital and Medical Center  
8 site. It'll be on an approximately 14.99-acre site along  
9 Kakaalaneo Drive in Kaanapali.

10 The development of this project is to address a  
11 number of issues in West Maui, many of which our testifiers  
12 already mentioned.

13 The first is the growing population in West Maui.  
14 This includes not only the resident population, but, also, a  
15 high number of visitors and employees that are in the region  
16 daily.

17 West Maui has limited health care and no acute  
18 health care facilities. And, also, no skilled nursing or  
19 assisted living facilities.

20 Being that the only hospital on Maui is over 40  
21 minutes away, emergency room access has always been a  
22 challenge for West Maui residents.

23 The Newport Hospital Corporation has been awarded  
24 a Certificate of Need from the State of Hawaii to develop a  
25 25-bed critical access hospital and a 40-bed skilled nursing

1 facility in West Maui.

2 In addition to these two facilities, the project  
3 will also feature two two-story medical office and clinic  
4 buildings, a 40-unit assisted living facility, and a future  
5 drug and alcohol rehabilitation facility. It's noted that  
6 the medical office buildings and assisted living facilities  
7 do not require a Certificate of Need.

8 I know you're all familiar with the project site  
9 from our wonderful site visit this afternoon, but just to  
10 give everyone else some context, the site is at 14.99 acres.  
11 And it's located on the north side of Kakaalaneo Drive in  
12 Kaanapali. Kakaalaneo Drive intersects with Honoapiilani  
13 Highway in the vicinity of the Westin Kaanapali Ocean Resort  
14 Villas and extends mauka to the Kaanapali Coffee Farms  
15 subdivision.

16 As you guys saw today, there are no developments  
17 surrounding the project site. The project site is currently  
18 vacant and undeveloped. It was formerly used for sugarcane  
19 cultivation.

20 As Gina went over, the development of this project  
21 requires a number of Land Use entitlements. The  
22 entitlements were initiated by Director Spence and Planning  
23 Department.

24 Real quickly, just to go over these again, the  
25 project requires a State Land Use District Boundary



1 Amendment from Agricultural to Urban, a West Maui Community  
2 Plan Amendment. I'd just like to note that this Community  
3 Plan Amendment doesn't change the Community Plan map; it's  
4 just a description amendment to the permitted uses within  
5 the West Maui Project District 3. So the actual designation  
6 will remain the same. We're just proposing that the -- the  
7 description of permitted uses within the Project District be  
8 amended to allow health and wellness and medical types of  
9 uses. The project also requires a Change in Zoning from R-3  
10 Residential to the West Maui Project District 3 with a  
11 subdistrict zoning of Health and Wellness. As Gina  
12 mentioned, this includes a Project District Phase 1 and 2  
13 approval and, also, the creation of development standards  
14 and design guidelines.

15           Okay. The developer and the architects worked  
16 together to create the Design Guidelines. And some of the  
17 features of these include a 35' height limit for all  
18 buildings, 36-inch wide building overhangs. The design of  
19 the buildings were inspired from the Hawaiian plantation  
20 vernacular. We're proposing the use of local materials to  
21 tie the project back to Hawaii. Landscaping will be  
22 compliant with the Maui County Planting Plan. Signage will  
23 be compliant with the Maui County Code. Parking provisions  
24 will also be compliant with the Code. The buildings feature  
25 the use of health care licensure required signage such as

1 emergency room signage, things of that sort.

2           The project design is also based on three primary  
3 pillars of sustainability. The first is to be sustainably  
4 viable, utilizing mainstream sustainability concepts. Being  
5 sustainably livable, optimizing energy efficiency wherever  
6 practical, using local and regional materials, and advancing  
7 sustainable modular building practices. And sustainably  
8 fair, bringing needed social services and high level jobs to  
9 the West Maui region.

10           Some specific examples of sustainable design  
11 features include, well, first, the project's location in  
12 West Maui, which encourages less fuel consumption by  
13 residents that would normally need to travel to Central Maui  
14 for health care emergency, emergency room services, and,  
15 also, less fuel consumption by employees, health care  
16 employees, who would travel to Central Maui for this sort of  
17 work.

18           The project will include transit stops at the  
19 site.

20           Buildings will be insulated per the new  
21 International Building Code, energy code.

22           The Hawaiian plantation style lends itself to  
23 solar and ventilation controls with such features as the  
24 36-inch wide overhangs to provide shade.

25           Again, we saw this, this afternoon, but the site

1 is currently vacant and undeveloped. This is a view of the  
2 site looking makai. This is the Honua Kai development here.  
3 And a view of the site looking mauka. The coffee plantation  
4 subdivision is just physical in the background here.

5 So the project involves the development of six  
6 buildings. The first is a 53,585-square-foot 25-bed  
7 critical access hospital, an 18,000-square-foot 40-unit  
8 assisted living facility, 22,000-square-foot 40-bed skilled  
9 nursing facility, two two-story medical office buildings of  
10 30,000 square feet each, and a 20,000-square-foot 40-bed  
11 drug and alcohol rehabilitation facility. The project also  
12 requires related on-site and off-site improvements, such as  
13 drainage improvements, parking.

14 This is the site plan for the project. Kakaalaneo  
15 Drive here extends from Honoapiilani Highway to the west and  
16 up mauka to the east.

17 Access to the site will be from three entrances.  
18 There will be two at the bottom of the site. This first  
19 entrance here right off Kakaalaneo Drive will be designated  
20 as the ambulance entrance. And the second entrance will be  
21 for the public. The entrance at the top of the site will  
22 also be for the public to access the medical office  
23 buildings.

24 Parking will go all the way around the site. And  
25 traffic circulation can also go around the entire site.

1           These are some preliminary renderings of the  
2 buildings. As you can see, most of the buildings on the  
3 site will be one-story with the exception of the medical  
4 office buildings.

5           All of the buildings will be constructed using a  
6 composite board and batten type siding in dusted tones with  
7 a lava rock veneer, accents at the bottom of the building  
8 and, also, accent walls to kind of break up the large  
9 expanse of the board and batten. The roof will be a  
10 standing seam metal roof or a tile in a green color.

11           This is the hospital building. Towards the rear  
12 of the hospital building, there will be some outdoor seating  
13 in areas for people to eat and hang out outside.

14           This is a rendering of the assisted living  
15 facility and skilled nursing facility. Again, all  
16 constructed using the same materials.

17           Medical office buildings, as I mentioned, these  
18 will be the only two-story buildings on the site. And they  
19 will comply with the 35-foot height limit that we are  
20 proposing.

21           And the rehabilitation facility, another one-story  
22 building.

23           This is a aerial 3D kind of rendering of the site  
24 looking from Kakaalaneo Drive. This is the hospital here,  
25 the assisted living and skilled nursing facilities, medical

1 office buildings located behind the hospital, and the drug  
2 and alcohol rehabilitation facility at the top corner of the  
3 site.

4           And this is a prospective drawing of the hospital  
5 entrance. The main hospital entrance will be located here  
6 with the ambulance entrance located to its right. And in  
7 the background, we can see the assisted living facility  
8 which will be connected to the skilled nursing facility.

9           The Landscape Concept Plan, again, will be  
10 compliant with the Maui County Planting Plan. It will  
11 feature the required one tree per five parking stall ratio.  
12 We notice a number of large shade trees around the site to  
13 provide shade. And some palms to accent the entrances.  
14 Between the buildings will be grass lawn.

15           While preparing the Project Assessment Report for  
16 the entitlements, we did look at a number of environmental  
17 impacts.

18           And the studies that were prepared anticipate that  
19 there will be no adverse impacts to topography or soil  
20 characteristics.

21           The project site, being about a mile mauka above  
22 Honoapiilani is not located within the FEMA Flood Zone or  
23 tsunami zone.

24           There will be no significant negative impacts to  
25 flora or fauna.

1           There were no significant archaeological sites or  
2 features found at the project site.

3           The area is not currently used for traditional  
4 cultural purposes.

5           There are no long-term anticipated impacts to air  
6 and noise quality.

7           And no impact on traditional beach and mountain  
8 access or scenic and open space resources.

9           In terms of socioeconomic impacts, the proposed  
10 project is part of the overall Kaanapali 2020 Master Plan.

11           The hospital and medical center will expand the  
12 health care resources for the West Maui populations.

13           It will positively impact the West Maui  
14 island-wide economies by creating jobs and encouraging  
15 spending.

16           There will be no effect on the capabilities of  
17 existing police and fire services or existing recreational  
18 or educational facilities.

19           In terms of infrastructure, a Traffic Impact  
20 Analysis Report does project an increase in traffic in the  
21 area due to the project. This will be mitigated with  
22 improvements to the Kakaalaneo Drive and Honoapiilani  
23 intersection.

24           There will be no impacts to the County of Maui  
25 water system as water will be provided by the Hawaii Water

1 Service. Although, the project will connect to the County  
2 wastewater system, the system does have a capacity to  
3 support the project. So there will be no negative impact  
4 there.

5 Drainage will be retained on site with the use of  
6 drainage basins, underground storage system, grass swales,  
7 drain inlets, catch basins, manholes, drain lines, and any  
8 water quality treatment systems.

9 As was mentioned before, the project developer,  
10 Newport Hospital Corporation, did undertake an extensive  
11 outreach program with a number of government and community  
12 organizations, just to spread awareness of the project.  
13 This is a list of people that were contacted regarding this  
14 project.

15 During the agency review of the Project Assessment  
16 Report that supported the proposed entitlements, various  
17 Federal, State and County agencies were given the  
18 opportunity to comment on the project. Nonsubstantive  
19 comments were received.

20 Also, as Gina mentioned, UDRB did review the plans  
21 and the Design Guidelines and made several recommendations.  
22 The project team is actively working to address all of these  
23 comments.

24 At this time I'm gonna switch gears a little bit  
25 and move over to the second agenda item, which is the

1 reversion of Land Use Entitlements for the initial West Maui  
2 Hospital and Medical Center site.

3           So several years ago, the developer intended to  
4 develop this project on another site within Kaanapali 2020  
5 within the Lower Honokowai South area. This was a  
6 14.946-acre site located mauka of Honoapiilani Highway  
7 adjacent to the Lahaina Civic Center. So looking at the map  
8 here, this is Honoapiilani Highway and Kaanapali Parkway,  
9 going down here, the project site was located at about here.  
10 And the Lahaina Civic Center is approximately here.

11           This project also received a number of (inaudible)  
12 including an environmental assessment. A finding of no  
13 significant impact was issued by the Planning Commission and  
14 published in the September 23rd, 2007 environmental notice.

15           The Change in Zoning Ordinance No. 3660 put a  
16 number of conditions on the project. One of them specified  
17 the site could only be used for a health care facility and  
18 related uses, and that no other public or quasi-public uses  
19 were permitted at the site.

20           Because the developer has since identified the  
21 site that we saw today as the preferred site for the  
22 project, the developer is seeking the reversion of the Land  
23 Use Entitlements on the initial site to the designations  
24 that were in place prior to the DBA, CPA and CIZ actions.  
25 This reversion request also entails repealing the three



1 ordinances, thereby removing any and all conditions imposed  
2 with the granting of the entitlements.

3           So just to summarize, because that was a lot of  
4 information, before you this evening are two agenda items  
5 for your review and recommendation to the Council. The  
6 first are the new entitlements for a new West Maui Hospital  
7 and Medical Center site, a State Land Use District Boundary  
8 Amendment, Community Plan Amendment, Change in Zoning, and  
9 Project District Phase 1. And the Phase 2 will come to you  
10 later for your approval. And for the reversion of Land Use  
11 Entitlements for the initial West Maui Hospital and Medical  
12 Center site, the repeal of the three ordinances granted to  
13 the initial project site and the reversion of the Land Use  
14 designation back to Agricultural.

15           So at this time we would like to open it up for  
16 any questions anybody may have. We have members of the  
17 project team who are ready to answer your questions. Thank  
18 you very much.

19           CHAIR LAY: Commissioners, at this time we go back  
20 to public testimony. If anyone wishes to testify at this  
21 time, please step up to the mic, identify yourself, you have  
22 three minutes. Seeing no one, public testimony is now  
23 closed.

24           Commissioners, any or comments? Commissioner  
25 Medeiros. Please wait until you get the mic.

1           COMMISSIONER MEDEIROS: I guess my -- I just  
2 wanted to cut to the chase. I'd like to make a motion.

3           CHAIR LAY: Commissioner Higashi.

4           COMMISSIONER HIGASHI: I looked at your design of  
5 the hospital. And I was just wondering, based upon the  
6 surrounding area of the hospital, approximately how many  
7 parking spaces are you gonna be providing?

8           MR. ESMERALDA: The site plan right now, we're --  
9 we're providing approximately -- I believe it's 400, but  
10 we're looking at perhaps providing more if the site plan  
11 will allow. We do meet Code requirements. We're actually  
12 over-parked. We actually provide more than what the Code  
13 standards require, but, you know, recognizing the situation  
14 at Maui Memorial where there's very little parking. That  
15 was actually a comment that came out of UDRB was that, if  
16 possible, that we provide additional parking spaces. So the  
17 architect is relooking at the site plan to see if there is  
18 room to provide more.

19           COMMISSIONER HIGASHI: You don't -- you don't,  
20 basically, have the number of parking spaces immediately  
21 adjacent to the hospital?

22           MR. ESMERALDA: I'm sorry. I misspoke. Let me  
23 just total this real quick. 388.

24           COMMISSIONER HIGASHI: What was that?

25           MR. ESMERALDA: 388.

1           COMMISSIONER HIGASHI:  Immediately around the  
2 hospital or is that the whole area?

3           MR. ESMERALDA:  That's the whole area.  Around the  
4 hospital, 111.

5           COMMISSIONER HIGASHI:  111?

6           MR. ESMERALDA:  Correct.

7           CHAIR LAY:  Commissioners?  Commissioner Wakida.

8           COMMISSIONER WAKIDA:  I have a question for the  
9 applicant.

10          MR. HOYLE:  I'm Brian Hoyle, I'm President of  
11 Newport Hospital Corporation and representative thereof.

12          COMMISSIONER WAKIDA:  Thank you, Mr. Hoyle.  And  
13 you, obviously, have a great deal of support in the room for  
14 your project.  Congratulations.

15          MR. HOYLE:  Thank you.

16          COMMISSIONER WAKIDA:  Just a few questions about  
17 your design of the building.  Are you planning to use any  
18 skylights?

19          MR. HOYLE:  There potentially may be some  
20 skylights.  We have not gone to that level.  I don't recall  
21 comments from design review that requested.  But we're  
22 looking at all environmental considerations.  You heard in  
23 the presentation, we're looking at any possible way we can  
24 add to the ambience of the facility.  And skylights would be  
25 one thing.

1           COMMISSIONER WAKIDA: Good, because the -- the  
2 renderings that we have of the hospital are -- we don't have  
3 real complete renderings of these. We have elevations and  
4 so on, so we probably don't have a perfect view. But some  
5 of these seem a little boxy. And I was hoping that perhaps,  
6 if you're doing any continued designing, that you would do  
7 more to take advantage of the natural light and to take  
8 advantage of the outdoor space. I really like the fact that  
9 you've got the courtyard in the assisted living area. And  
10 perhaps you can incorporate more of the outdoor element,  
11 which we all know is so important to healing and recovery  
12 for patients. If you could bring that into the -- your  
13 design.

14           MR. HOYLE: We will consider. Again, we're in a  
15 very preliminary stage, obviously, at this level. However,  
16 skylights, ventilation systems, (inaudible), that's probably  
17 more to the point where we get to the actual permit design  
18 phase, just like anything.

19           In addition, remember, in an acute care facility  
20 there are certain limitations on what we can provide in  
21 order to protect patients and staff from transmission of  
22 germs or -- or of other infectious control issues. So  
23 skylights are definitely a consideration. In an enclosed  
24 structure, we'll provide lighting. I think our elevated  
25 ceiling structures will provide some additional lighting

1 capabilities. So, yes, that is part of the plan in the  
2 later phase of design.

3 COMMISSIONER WAKIDA: Good. I'm just putting that  
4 out there for suggestions, and particularly in the rehab  
5 area, too, to have good indoor/outdoor lighting.

6 MR. HOYLE: You mean the rehabilitation facility  
7 or rehab of the hospital itself?

8 COMMISSIONER WAKIDA: No, the rehabilitation  
9 facility.

10 MR. HOYLE: Okay. Yes. Well, that's definitely a  
11 different population. And, certainly, that's a whole  
12 different type of model. It's not really an acute care; it  
13 is inpatient model. So, again, we have more flexibility.  
14 And we certainly intend to do that.

15 COMMISSIONER WAKIDA: Good. Thank you.

16 MR. HOYLE: You're welcome.

17 CHAIR LAY: Commissioner Higashi.

18 COMMISSIONER HIGASHI: I have one with  
19 relationship to whenever you have developers outside of  
20 Hawaii, that when construction is being done, that the local  
21 people are being employed. Do you have any plan as far as  
22 recruiting people outside of Hawaii for this construction of  
23 this hospital?

24 MR. HOYLE: Actually, we don't. Our intention is  
25 to use local union contractors, union employees, and to draw

1 from West Maui as much as we can. However, given the nature  
2 of this facility and the health care nature of it, I have to  
3 say that, at some point, we will bring in experts to install  
4 some of the equipment. That's just something we have to do  
5 with MRIs and very high-tech equipment. So those folks will  
6 probably come off island. But in terms of the actual  
7 construction, certainly all aspects of infrastructure will  
8 be done locally as much as we can, possibly. We have not  
9 selected a general contractor; however, it will be a Hawaii  
10 based general contractor, one with substantial presence and  
11 experience in building in Maui.

12 CHAIR LAY: Commissioner Freitas.

13 COMMISSIONER FREITAS: Mr. Hoyle --

14 MR. HOYLE: Yes, sir.

15 COMMISSIONER FREITAS: -- do you have the  
16 financing in place?

17 MR. HOYLE: We have financing in place. We have  
18 three options at this point, maybe a fourth. We are looking  
19 at a potential sale at completion, we are also looking at  
20 construction financing through several sources, and then,  
21 through my company's contributions, we will provide the  
22 equity for the project.

23 I do want to point out that the actual operation  
24 of the hospital and ownership of the hospital will be  
25 through the West Maui Hospital Foundation. That will be the

1 entity. It's a nonprofit operation and entity. Mr. Slaton  
2 who's here is the hospital operator, manager. He will be  
3 the one actually running the hospital, but the Foundation  
4 that will be the legal body and ownership of it will be a  
5 locally-owned group.

6 COMMISSIONER FREITAS: Follow-up question.

7 MR. HOYLE: Yes, sir.

8 COMMISSIONER FREITAS: When do you expect  
9 construction to start after you get all your permits in  
10 place?

11 MR. HOYLE: As soon as possible.

12 COMMISSIONER FREITAS: Are you ready to go?

13 MR. HOYLE: We would like to start tomorrow, if we  
14 could, but, obviously, there's a long process.

15 CHAIR LAY: Commissioner Wakida.

16 COMMISSIONER WAKIDA: Along these lines, in the  
17 report, it said that you expect, once you broke ground, for  
18 the hospital to take 18 months. What is your projected  
19 timeline for the rest of the project?

20 MR. HOYLE: I'll explain that. The initial phase  
21 of the project would, hopefully, be -- will definitely be  
22 the hospital. That's absolutely a priority. And the  
23 nursing home and assisted living. The medical office  
24 buildings may be constructed simultaneously or they may be  
25 constructed at a later date. That -- we hope to open at

1 least one of the medical office buildings at the point we  
2 open the hospital. I think that's a critical part of  
3 physician recruitment and just operation of the hospital.  
4 So that would be part of the 18 months.

5 The drug and alcohol rehab facility would require,  
6 we believe, a Certificate of Need, so there's a process  
7 involved with that. I anticipate that would be two to three  
8 years -- maybe two to three years after the hospital is  
9 done, we would start that.

10 The initial phase, hospital, nursing home,  
11 assisted living, and potentially one of the medical office  
12 buildings.

13 CHAIR LAY: Commissioner Wakida.

14 COMMISSIONER WAKIDA: One of the testifiers  
15 brought up the concern of physician staffing. And it is  
16 true. I know, I'm a Kaiser member. And there have been  
17 important doctors that have retired and they have not been  
18 replaced. Although, we had another testifier who said she  
19 had family that was anxious to come. But beyond that, how  
20 is your physician staffing recruitment coming?

21 MR. HOYLE: We have really three potential sources  
22 of staffing. This is probably one of the major issues I  
23 addressed at the Certificate of Need hearings, because that  
24 is a big deal. I'm well aware of the situation here on the  
25 island. One thing I was pleased to see, and many of you



1 attended our community meeting that we had at Lahaina Civic  
2 Center, where we had a large turnout, and I was pleased that  
3 a number of physicians who live in the area and are retired  
4 are very interested in working for the hospital. I think a  
5 comment was made by a questioner at the meeting that, gee,  
6 you need an anesthesiologist. And one of them stood up and  
7 said, "I'll work." I know that sounds like optimism, but,  
8 in fact, our research has indicated, within the community  
9 surrounding where the hospital is, there are a number of  
10 retired physicians. And I use that term loosely -- I can't  
11 say loosely -- loosely, because, in fact, these are  
12 physicians who are certainly, for those of us in the 50-plus  
13 category -- which I certainly am, I'm well qualified for  
14 that -- they are retired, but would like to work. And their  
15 focus would -- they would want to work in a small rural  
16 community hospital, which, I think, is -- and Mr. Slaton  
17 can -- can certainly testify, he runs rural hospitals,  
18 there's a unique breed of physicians who work in rural  
19 hospitals, small ones. This is only a 25-bed hospital. So  
20 I think you need to remember that there's a lot of  
21 physicians in our area. And we have at least 50 retired  
22 physicians that we're able to identify between Kapalua and  
23 Kaanapali and Lahaina. And that's just our initial search.  
24 I made outreach to at least 15 or 20 of them. So that's a  
25 potential source.

1           Then the existing physicians. I've had numerous  
2 meetings with physicians, independent and those associated  
3 with Maui Memorial, and there's interest there in having  
4 staff privileges. So that's the second group.

5           I think, in terms of new opportunities, the  
6 graduates from the nursing side, from the Maui College, is a  
7 huge benefit we see for our facility. And as you all well  
8 know -- and I don't want to belabor Maui Memorial's  
9 issues -- (inaudible) talked about those issues many times.  
10 But I do think that we would be a potential good resource  
11 for those folks to stay on island.

12           As heard mentioned by Lina, the testifier, that  
13 family members here that go elsewhere because they really  
14 would like to work in a rural hospital. And that is really  
15 our primary mission here, is to be a community-based rural  
16 hospital. Hence the designation critical access hospital,  
17 which is uniquely beneficial to that.

18           There are critical access hospitals in the state,  
19 but we'll be the only one that was built from inception as a  
20 critical access hospital.

21           CHAIR LAY: Commissioner Wakida.

22           COMMISSIONER WAKIDA: I have my list. Apparently,  
23 photovoltaic is not something that you're incorporating at  
24 this time?

25           MR. HOYLE: It's under consideration. I think we

1 have to do a complete energy analysis of the site pending  
2 our process of going through the building permit. Again, to  
3 go back to the skylight issue, everything is on the table.  
4 Obviously, there's economic issues. And we will anticipate  
5 a full economic review as to what options we have available.  
6 Photovoltaic is on the table. It's not something that we  
7 are absolutely gonna do, but we will certainly do it where  
8 possible.

9 CHAIR LAY: Commissioner Hedani.

10 COMMISSIONER HEDANI: Mr. Hoyle --

11 MR. HOYLE: Yes, sir.

12 COMMISSIONER HEDANI: -- I'm glad that the Hoyle  
13 name is coming back to Kaanapali.

14 MR. HOYLE: Thank you.

15 COMMISSIONER HEDANI: And congratulations on your  
16 father's development of the --

17 MR. HOYLE: Actually, my uncle.

18 COMMISSIONER HEDANI: Which is very well done.

19 MR. HOYLE: Thank you. Thank you.

20 COMMISSIONER HEDANI: Is there anything that, from  
21 your perspective, you would like to see that hasn't been  
22 included?

23 MR. HOYLE: In what sense?

24 COMMISSIONER HEDANI: Well, one of the things I  
25 was thinking of is once you have people stabilized, if it's

1 at a certain point you may want to med-evac them out, either  
2 to Oahu or to Maui Memorial, if the facility cannot handle  
3 what has to be handled, transit time between Lahaina and  
4 Maui Memorial is 11 minutes by helicopter. And that was one  
5 of the things that I thought might be able to be  
6 incorporated in a landscaping area within the hospital.

7 MR. HOYLE: We have the advantage of Kapalua  
8 Airport which is FAA approved. And could be for use of  
9 helicopter, but, more importantly, fixed wing, which,  
10 clearly, for transport to Oahu, fixed wing is, by far, the  
11 best option. Mr. Slaton being a pilot -- however, he's not,  
12 I don't believe, going to pilot the plane, he's really  
13 focused on running the hospital, but in the -- in the, you  
14 know, tough situation. But all kidding aside, we viewed  
15 that as our primary place. It is -- I'm not sure the exact  
16 distance, maybe a mile and-a-half, from the actual site.  
17 It's a very quick trip. You go down Honoapiilani Highway  
18 and you just go right up the road to --

19 COMMISSIONER HEDANI: Right.

20 MR. HOYLE: In an emergency situation, that's the  
21 best way to go. But I also want to point out that the role  
22 of a critical access hospital is to be a first responder,  
23 for lack of a better term. So in the event of someone  
24 having a very serious condition, our role -- and this is  
25 where Wes Lo and I have had many conversations about this

1 very issue. He is the acute care regional hospital; we're  
2 the rural hospital. In that model, when you see other  
3 places in the country, the purpose of the rural hospital is  
4 to stabilize and treat those patients that require immediate  
5 care. And you've heard testimony from some of those folks  
6 that needed that and would have benefited had they had the  
7 hospital.

8           However, I always want to point out that we're not  
9 going to do trance something surgeon, we're not going to do  
10 many of the things that Maui Memorial is well vested and  
11 well capable of doing.

12           We're gonna do the emergency room stuff. We're  
13 going to do those first responders for strokes, heart  
14 attacks and incidents where immediate care, I mean like in  
15 the first 15, 20 minutes, is life and death. And that's  
16 really our role.

17           Then in the long-term side, we will keep those  
18 patients for a longer term if we're capable of handling and  
19 providing the care. And then the real benefit, I think we  
20 have, is a site.

21           You, also, heard the need for nursing facility  
22 and, also, assisted living facility. So in the world of  
23 health care, we're really a continuum. The patient can come  
24 in, can stay or come from other places for the nursing and  
25 assisted living. But we view it as we're a full-service

1 rural community health care system in our little campus.

2 COMMISSIONER HEDANI: Thank you.

3 MR. HOYLE: You're welcome.

4 CHAIR LAY: Commissioners? Commissioner Wakida.

5 COMMISSIONER WAKIDA: I notice in your traffic  
6 report that you are expecting to put a signal, it said by  
7 the year 2016. It says it was assumed that the Honoapiilani  
8 Kakaalaneo intersection will be signalized by 2016.

9 MR. HOYLE: Yes.

10 MR. NAKAMOTO: Good evening. Matt Nakamoto from  
11 Austin, Tsutsumi & Associates, Traffic Engineer. Yeah. So  
12 what -- we had a projection for the future traffic that  
13 we -- we're seeing that, in the future, it's a possibility a  
14 traffic signal will be warranted. And so what's going to  
15 happen is that it's going to need to undergo further study  
16 to determine actually when it is going to be warranted. So,  
17 right now, we're seeing it is a possibility. And that's  
18 what the projections state.

19 CHAIR LAY: Commissioners, any more questions?  
20 Commissioner Wakida.

21 COMMISSIONER WAKIDA: Bordering the property is a  
22 gully, I believe, that drains down into a culvert that goes  
23 under the highway. Are you -- maybe -- is there somebody  
24 here from drainage?

25 MR. HOYLE: Yes. I'll address the engineer who

1 can answer the question. Adrienne will do that. I can only  
2 go so far with it. I do the best I can. Thank you.

3 MS. WONG: Good evening. I'm Adrienne Wong and  
4 I'm the civil engineering consultant. Oops. Good evening,  
5 I'm Adrienne Wong and I'm the civil engineering consultant.

6 COMMISSIONER WAKIDA: Thank you. I was just  
7 wondering about drainage that goes into that gully. It  
8 looked like from your drainage report you expect it to  
9 retain most runoff on the property?

10 MR. WONG: That's correct.

11 COMMISSIONER WAKIDA: Is that correct?

12 MS. WONG: Yes.

13 COMMISSIONER WAKIDA: So you won't be needing  
14 to -- I mean, there won't be any drainage into that gully  
15 and then down into that culvert from --

16 MS. WONG: We're going to -- excuse me. We're  
17 going to retain the increase in runoff generated from the  
18 project. And anything that's off-site will be diverted  
19 around the project.

20 COMMISSIONER WAKIDA: Okay. Thank you very much.

21 CHAIR LAY: Commissioners, any more questions?  
22 Seeing none, can we get through the Department's  
23 recommendations at this time?

24 MS. FLAMMER: Okay. Hello again. Just going  
25 to -- I'm going to let you know that the analysis is in the

1 report. It's Pages 12 through 34. So I'm not going to go  
2 into too much detail on that.

3 I do want to let you know that the Department did  
4 find the project to be in compliance with the goals and the  
5 objectives of the Hawaii State Plan, the Maui County-Wide  
6 Policy Plan, the Maui Island Plan, and, also, the West Maui  
7 Community Plan. And with the adoption of the amendment  
8 language, it will also be in compliance with the West Maui  
9 Community Plan Project, West Maui Project District 3 with  
10 that.

11 We also evaluated the project against the criteria  
12 used for State Land Use District Boundary Amendments,  
13 Community Plan Amendments and Change in Zoning requests.  
14 And we found it to meet all of those criteria.

15 We also followed the procedures set out for the  
16 Phase 1 approval by submitting to you the ordinance for  
17 review. And, as I mentioned earlier, once that ordinance is  
18 finally adopted by Council, you folks will review the Phase  
19 2, the Design Guidelines Landscaping Plan, to make sure it's  
20 in conformance with that final adopted Project District  
21 Standards Ordinance.

22 So my recommendation to you is -- so the Planning  
23 Department recommends that you recommend approval to the  
24 Maui County Council for the Community Plan Amendment  
25 language. We also recommend that, for the State Land Use



1 Commission District Boundary Amendment that you recommend  
2 approval to the County Council for a District Boundary  
3 Amendment from Agriculture to Urban. For the Change in  
4 Zoning, we're recommending to you that you recommend  
5 approval to the County Council for a Change in Zoning from  
6 R-3 Residential to West Maui Project District 3, subject to  
7 one condition. And that is the traffic signal that you just  
8 talked about. And then, lastly -- or almost last, the  
9 Project District Phase 1, we're recommending that you  
10 recommend approval to the County Council, also. And then  
11 with the Project District Phase 2, we're recommending that  
12 you defer the recommendation on that until everything -- all  
13 the other things are finally settled. And we also, lastly,  
14 recommend that you adopt our report and recommendation  
15 prepared for this meeting, November 19th, 2014, and  
16 authorize the Planning Director to transmit the report and  
17 recommendation to the Maui County Council.

18 COMMISSIONER MEDEIROS: So moved.

19 COMMISSIONER FREITAS: Second.

20 CHAIR LAY: Motion by Commissioner Medeiros,  
21 second by Commissioner Freitas. Any discussion on the  
22 motion on the floor? Commissioner Medeiros.

23 COMMISSIONER MEDEIROS: I think my position was  
24 made clear at the site inspection, "Where are the  
25 bulldozers?"

1 CHAIR LAY: Any more discussion on the motion?  
2 Seeing none, can we have the Director repeat the motion?

3 DIRECTOR SPENCE: The motion is to recommend  
4 approval to the Maui County Council for the Community Plan  
5 Amendment, the District Boundary Amendment, Change in  
6 Zoning, the Project District Phase 1, and then defer Phase  
7 2.

8 CHAIR LAY: Call for the motion. All those in  
9 favor?

10 DIRECTOR SPENCE: Seven ayes.

11 CHAIR LAY: Seven ayes, motion carries.

12 (Applause.)

13 CHAIR LAY: And we have one more Department  
14 recommendation at this time.

15 MS. FLAMMER: It's a whole separate agenda item.  
16 Do you want to just make note of that in the beginning or  
17 introduce it?

18 CHAIR LAY: We can just make note of that at the  
19 beginning.

20 MS. FLAMMER: Okay. Okay. The reason I'm saying  
21 that it's a -- it is a separate agenda item. The reason  
22 it's is separate agenda item is that just repealing the  
23 ordinances will not restate, reestablish the zoning. We  
24 actually have to go through the process of restating it,  
25 re-designating it again through a Community Plan Amendment

1 that would be from Public/Quasi-Public to Agriculture.  
2 We're also -- we also need a State Land Use District  
3 Boundary Amendment from Urban to State Agriculture. And  
4 then a Change in Zoning would be from P-1  
5 Public/Quasi-Public District to the County Agricultural  
6 District.

7           And as somebody noted earlier, the reasons for  
8 this is, one, they're not using that site anymore, but,  
9 also, two, there were conditions on the project that limited  
10 it only to a medical use. So it's not like it was left just  
11 in Public/Quasi-Public use where you could do a lot of other  
12 things with it. Right now, it's in a conditions where only  
13 a medical facility, pretty much specifically the project it  
14 was approved for, could be approved there. So that's why  
15 the Department's initiating the reversion back.

16           DIRECTOR SPENCE: Right. And, Mr. Chairman, this  
17 is -- this is a Change in Zoning, District Boundary  
18 Amendment, et cetera. So this is a public hearing item. So  
19 it would proper to take testimony again.

20           CHAIR LAY: At this time we'll open it to public  
21 testimony. If anyone wishes to testify on this agenda item,  
22 step forward, identify yourself, and you have three minutes.  
23 Seeing no one, public testimony is closed.

24           COMMISSIONER FREITAS: So moved.

25           COMMISSIONER MEDEIROS: Second.

1           DIRECTOR SPENCE: Probably should have a  
2 recommendation.

3           CHAIR LAY: Can we get the Department's  
4 recommendation, please?

5           MS. FLAMMER: Sure. I'll keep it simple. We're  
6 recommending that you approve all three actions to the Maui  
7 County Council.

8           COMMISSIONER FREITAS: So moved.

9           COMMISSIONER MEDEIROS: Second.

10          CHAIR LAY: Motion by Commissioner Freitas, second  
11 by Commissioner Medeiros. Any discussion on the motion?  
12 Okay. Director wish to repeat the motion?

13          DIRECTOR SPENCE: The motion is to recommend  
14 approval for all three items, reverting the -- the site back  
15 to agriculture, et cetera, making that recommendation back  
16 to the County Council.

17          CHAIR LAY: Call for the vote. All those in  
18 favor?

19          DIRECTOR SPENCE: Seven ayes.

20          CHAIR LAY: Motion carries. Congratulations.

21                 (Applause.)

22          CHAIR LAY: If nothing further on our agenda  
23 tonight, motion to close.

24          COMMISSIONER MEDEIROS: Close.

25          CHAIR LAY: And second.

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MR. ESMERALDA: Thank you very much Chairman Lay  
and Commission Members.

(Meeting adjourned, 7:25 p.m.)

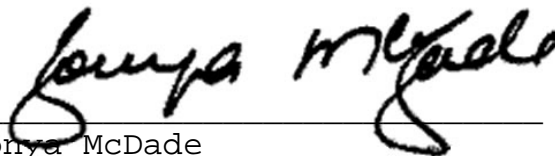
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CERTIFICATE

I, TONYA MCDADE, Certified Court Reporter of the State of Hawaii, do hereby certify that the proceedings contained herein were taken by me in machine shorthand and thereafter was reduced to print by means of computer-aided transcription; and that the foregoing represents, to the best of my ability, a true and accurate transcript of the proceedings had in the foregoing matter.

I further certify that I am not an attorney nor an employee of any of the parties hereto, nor in any way concerned with the cause.

DATED this 25th day of November, 2014.



\_\_\_\_\_  
Tonya McDade  
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