

PLANNING COMMITTEE

Council of the County of Maui

MINUTES

January 28, 2015

Site Inspection

CONVENE: 1:32 p.m.

PRESENT: VOTING MEMBERS:

Councilmember Don Couch, Chair
Councilmember Robert Carroll, Vice-Chair
Councilmember Gladys C. Baisa
Councilmember Elle Cochran
Councilmember Don S. Guzman
Councilmember Michael P. Victorino

NON-VOTING MEMBERS:

Councilmember Stacy Crivello
Councilmember Riki Hokama

EXCUSED: VOTING MEMBERS:

Councilmember Mike White

STAFF:

Jordan Molina, Legislative Analyst
Pauline Martins, Committee Secretary

Morris Haole, Executive Assistant to Councilmember Carroll

ADMIN.:

Michael J. Hopper, Deputy Corporation Counsel, Department of
the Corporation Counsel
Michele McLean, Deputy Director, Department of Planning
Mary Jorgensen, Senior Planner, Long Range Planning
Division, Department of Planning
David Yamashita, Planner, Long Range Planning Division,
Department of Planning
Jennifer Maydan, Planner, Long Range Planning Division,
Department of Planning
Pamela Pogue, Planning Program Administrator, Long Range
Planning Division, Department of Planning
Michael Napier, GIS Analyst, Long Range Planning Division,
Department of Planning

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OTHERS: Gwen Hiraga, Senior Advisor, Munekiyo & Hiraga
Lynn McCrory, Senior Vice President of Government Affairs,
Pulama Lanai
Kurt Matsumoto, Chief Operating Officer, Pulama Lanai
Butch Gima
Jarrod Barfield
Geoffrey Baltero
Geraldine Carroll
Others (2)

PRESS: Brian Perry, *The Maui News*

PC-11 LANAI COMMUNITY PLAN UPDATE (CC 14-283)

The Committee assembled along the makai side of Manele Road, at the open clearing just south of mile marker 10, approximately 4.1 miles makai of the intersection of Kaunalapau Highway and Manele Road on Lanai.

Chair Couch convened the site inspection to allow the Committee members an opportunity to view the property and surrounding area proposed for mixed-use and rural residential development called Manele Mauka.

Butch Gima, resident of Lanai and Chair of the Lanai Community Plan Advisory Committee (“CPAC”), testified about the Manele Mauka Area by stating the review by the Lanai CPAC and the Lanai Planning Commission of the future developments proposed by Pulama Lanai was heavily tied to the development of a desalination plant. He thinks that since the project to develop the desalination plant is on hold, the CPAC and the planning commission are unsure about including the proposed future development in the Lanai Community Plan update. In addition, postponement of the desalination plant project creates a heightened importance for the Lanai Water Use and Development Plan.

There being no further testifiers, the Chair closed public testimony on the first site, indicating that additional testimony related to next two sites would be allowed at the sites.

Mary Jorgensen, Senior Planner with the Department of Planning, Long-Range Planning Division, referred to Chapter 9 of the Lanai Community Plan Update: Lanai Planning Commission: Final Draft. Manele Mauka is situated at the intersection of Kaupili Road and Manele Road, but is set back from the

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roadway to preserve the views of the agricultural fields. The conceptual plan for the mixed-use residential development includes 83 acres of residential area, 2 acres of business and commercial space, and 20 acres of parks that could include a community center. Manele Mauka would diversify Lanai's housing by offering different viewsheds and a warmer climate than that found in Lanai City.

Councilmember Victorino asked about the elevation of the site.

The Deputy Planning Director responded by saying the location of the site is at approximately 1,200-feet in elevation and the Manele Mauka development would descend approximately 200 feet from here.

Ms. Jorgensen described some of the areas that would be passed while traveling to the next site inspection location in the Kaunalapau Area, including the 1.2 megawatt photovoltaic facility, the Miki Basin industrial area, and Maui Electric Company's 10.4 megawatt power plant.

Chair Couch recessed the inspection at 1:47 p.m. so that the Committee could proceed to the second site on the agenda, the Kaunalapau Area.

Chair Couch reconvened the inspection at 2:18 p.m. along Kaunalapau Road, approximately 0.3 mile from its intersection with Kaunalapau Highway, which intersection is approximately 1.6 miles makai of the entrance to the Lanai Landfill.

Chair Couch explained that the purpose of the inspection is to allow the Committee members an opportunity to view the property and surrounding area proposed for mixed-use residential in the vicinity of the Kaunalapau Harbor.

Mr. Gima testified at the Kaunalapau Area by stating a challenge facing implementation of the Lanai Water Use and Development Plan is that the Department of Water Supply does not care about water-related matters on Lanai. The lack of care is because the water utility on Lanai is wholly operated by a private company and the County has no jurisdiction over the company. This causes the Department of Water Supply and the Department of Planning to disregard the Lanai Water Use and Development Plan when approving development permits.

There being no further testifiers, the Chair closed public testimony on the second site, indicating that additional testimony related to third site would be allowed at the next site.

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David Yamashita, a Planner with the Department of Planning, Long-Range Planning Division, made reference to Map 9.9 of the Lanai Community Plan Update: Lanai Planning Commission: Final Draft. He described the site proposed for mixed-use residential development as comprising approximately 50 acres and including areas for housing, a small farm or community garden, and limited commercial use. The plan calls for limiting visibility of the housing from the highway to reduce visual impacts. Specific site design of the development would be further defined at the time of zoning approval. He also mentioned there is an area mauka of the site proposed for heavy industrial development that is intended for ocean-related activities. The residential development would provide housing so workers in the industrial area can live near to where they work.

The Chair asked about what types of ocean-related activities are envisioned for the area.

Mr. Yamashita responded by saying some of the activities that were contemplated include aquaculture and activities that are found at a similar facility in Kona, Hawaii.

Councilmember Victorino asked about the historical significance of the site in relation to the former harbor village.

Mr. Yamashita responded by saying there was a village that previously existed and Kaumalapau Road may be a remnant of that previous village.

Councilmember Hokama clarified that Kaumalapau Road is the original access road for Kaumalapau Harbor, which was later replaced with Kaumalapau Highway.

Chair Couch recessed the inspection at 2:25 p.m. so that the Committee could proceed to the last site on the agenda, the Overlook of Lanai City Expansion.

Chair Couch reconvened the inspection at 3:00 p.m. along the dirt road on the makai side of Keomuku Road, approximately 0.5 mile mauka of the entrance to the Lodge at Koele.

Chair Couch explained that the purpose of the inspection is to allow the Committee members an opportunity to view the property and surrounding area proposed for the Lanai City Expansion.

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Mr. Gima testified about the Lanai City Expansion in relation to long-term housing plans for Lanai. The housing proposed in the Lanai City Expansion is intended to attract new residents to work in Pulama Lanai's new industries. However, development of housing for current residents also needs consideration, particularly the County's 73-acre affordable housing project. At recent community meetings, Wendy Taomoto, CIP Coordinator, Department of Management, and Keith Regan, Managing Director, have stated infrastructure for the project is planned for completion in 2017 and the community needs to assess how many housing units it can fill. Banks are looking to assist in providing education to residents on financial literacy to improve the ability of residents to purchase housing units once constructed. The proposed sites visited today are intended to address long-term housing needs, whereas the County's affordable housing project is needed for residents' immediate housing needs.

There being no further testifiers, the Chair closed public testimony for the site inspection at 3:04 p.m.

Jennifer Maydan, Planner with the Department of Planning, Long-Range Division, described three portions of the Lanai City Expansion Area that can be seen from the overlook. The existing Lanai City comprises approximately 400 acres that are clearly defined by open-space boundaries. The Lanai City Expansion includes 500 acres consisting of mixed-use residential with parks, commercial, public/quasi-public areas. The expansion is proposed to continue Lanai City's street grid and walkable, compact design. The community stressed the need for the expansion project, but that access to parks and open space must be maintained. West of the Lanai City Expansion is the proposed university campus, which encompasses 500 acres. The area surrounding the overlook is proposed for a 50-acre rural development with larger lots to accommodate small-scale farming with the intent of diversifying housing options. The rural concept was proposed by a community member during one of the community plan workshops.

Councilmember Carroll asked whether the Department of Planning finds that there is an adequate supply of water to support the future developments proposed for Lanai.

The Chair deferred a response to Councilmember Carroll's question and asked that the question be addressed at the Committee's meeting scheduled at 5:00 p.m.

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The Chair referred to Map 9.5 of the Lanai Community Plan Update: Lanai Planning Commission: Final Draft, and asked where the proposed bypass road is located.

Ms. Jorgensen responded by indicating that a bypass road is proposed and intended to alleviate future traffic impacts to Lanai City by connecting Kaunalapau Highway to the expansion area.

Kurt Matsumoto, a representative for Pulama Lanai, indicated that the existing community plan calls for a bypass road connecting Keomuku Road and Kaunalapau Highway. The current proposal situates the bypass road further south to link together the areas proposed for mixed-use residential and the university campus.

There being no further questions or discussion, Chair Couch adjourned the inspection at 3:10 p.m.

APPROVED:



DON COUCH, Chair
Planning Committee

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