

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
FEBRUARY 3, 2015**

APPROVED 04-07-2015

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Michael Silva, Chair, at approximately 10:00 a.m., Tuesday, February 3, 2015, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

A quorum of the Board was present (see Record of Attendance).

Mr. Michael Silva: . . . meeting to order. Item B on the agenda is public testimony, so if anybody would like to come forward with public testimony. We have a very short agenda today, so if you could hold off and wait for the presentation that would be great. If you want to come that would also be fine. Seeing nobody come to the podium so I would like to close this session of the public testimony.

B. PUBLIC TESTIMONY -- At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda items are discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered.

C. ADMINISTRATIVE APPROVAL OF THE JANUARY 6, 2015 MEETING MINUTES

Mr. Silva: Next item, C, administrative approval of the minutes. I had one minor typo that I forwarded already. Anybody else have any comments...on the minutes? No? So with that one minor correction we could administratively approve those unanimously.

The Board administratively approved the January 6, 2015 meeting minutes with the amendments as submitted.

D. COMMUNICATIONS

1. **MR. CRAIG PEAL of COSTCO WHOLESALE requesting a Special Management Area Use Permit for the installation of photovoltaic solar cells on structures located over existing parking stalls in the M-2 Heavy Industrial District at 540 Haleakala Highway, TMK: 3-8-079: 022 and 013 (Lots 1, 2, & 3), Kahului, Island of Maui. (SM1 2014/0008) (Keith Scott)**

The Board may provide its recommendations to the Maui Planning Commission on the design aspects within its purview based on the

proposed Special Management Area Use Permit plans provided for the project.

Mr. Silva: Moving on, D, Communications. The one and only item. *(Chair Michael Silva read the above project description into the record).* I'll turn it over to Keith Scott from the Planning Department.

Mr. Keith Scott: Thank you very much Chair, members of the Board. This particular project meets a number of goals and objectives of the Maui Island Plan as well as the Wailuku-Kahului Community Plan. It furthers our goals towards clean energy and reducing our reliance on fossil fuel. You have in front of you some amended exhibits which will be discussed a little bit later in the presentation by the consultants. At this time, I'd like to introduce Christine Lasley of MulvannyG2 Architecture who will be the presentation from the consultants.

Ms. Christine Lasley: Thank you very much. Good morning Mr. Chair and members of the Board. Thank you for having us here. My name is Christine Lasley, Project Manager, with MulvannyG2 Architecture at 1110 112th Avenue, NE, Suite 500, Bellevue, Washington. We would like to present to you the Costco Solar Structure Project and our team includes Craig Peal. Mr. Craig Peal from the Costco Energy Department. And you know Raymond Cabebe and David Sereda from Chris Hart & Partners, representing planning entitlements and landscaping. And myself and Brian Dobry from MulvannyG2 Architecture representing the architectural portion. At this time I will give it to Raymond to go over location as well as a brief discussion on zoning, and then we will take -- I'll resume the discussion after that.

Mr. Raymond Cabebe: Good morning. My name's Raymond Cabebe with Chris Hart & Partners. This is the location map. I'm sure all of you know where Costco is in Kahului. Their landmark's here. Kanaha Pond, Kanaha Pond here, the airport out here, Kahului Airport. This is the tax map. Costco is -- the warehouse itself is on parcel 22. The gas station and some of the most -- the other part of the parking is on parcel 13, lots 1, 2, and 3 of the...your Maui Business Park, Phase II, North Project Area. To give you context of the roads, this is Haleakala Highway running this way, Hana Highway here, Dairy Road right here, and the new airport access road going through here. It's an aerial map. And to the east and the south is the Maui Business Park, Phase II, North Project Area. The Big K-Mart here in the south. The Airport Triangle to the west, Kanaha Pond to the north, and the Marriott Courtyard Hotel also to the north. The State Land Use designation is urban. It's Wailuku-Kahului Community Plan for light-industrial. Maui County Zoning is M1 on the warehouse parcel and -- I mean, M2 on the warehouse parcel, I'm sorry. The M1 on the gas station parcel. And it's within the Special Management Area and thus needs a Special Management Area Use Permit. And I'll bring up Mr. Craig Peal to talk about the proposed project.

Ms. Lasley: Thank you Raymond. As a, a brief history, conservation and energy has been a large part of Costco's philosophy for many years. And if you're a Costco member you would know this because one of the big things they did also is recycling where you get the box of -- recycled box to carry home your goods. And Costco's many energy savings programs range from daylight savings through skylights controlled lighting systems and utilizing . . . (inaudible)

. . . and recycled materials for their building. And also choosing an ecologically responsible and recyclables packing for their products. And the big, one big example that they've done is reuse and remodeled their store which I was the project manager for three years ago, and I recognize some familiar faces here. And in keeping with this, even with Costco's remodel, large remodel of this store in 2012, . . .(inaudible) . . . that the building's roof structure was designed and built in 1996 with 1996 building codes, and that was almost 20 years ago. So, the roof as it stands even though it is safe and it is able to resist the code required normal forces such as wind and seismic to add additional weight of a photo voltaic field would be too much for the roof and will require numerous structural upgrades which Costco didn't want to impact the customers of the store because it would impact store operation. So that's just a little bit of history of why we're proposing the solar field.

So Costco's solution to finding a practical home for the field was in the realist that they already had, that's within the parking lot. And what Mr. Peal is going to present is just a brief summary of the solar program, one of the many programs, conservation programs, that Costco has. And the good aspects of this, just in short, is that it would provide sustainable energy for the store, provide shade for the cars and for the customers, and also there's lights underneath the, the trees, the solar trees for the customers at night. So with that I'd like to introduce to you Mr. Craig Peal from Costco's Energy Department.

Mr. Craig Peal: Good morning. A little brief history on our solar program. We started installing photo voltaic systems on our buildings about 2006. Actually Hawaii was one of the first markets we moved in. We started in Kona, then Kauai, both of those buildings . . . (inaudible) . . . And then we moved into Oahu. And currently the seven locations we have in Hawaii, the only two that don't have solar power systems is Maui and another building in Hawaii Kai on Oahu. I think because of the building structure constraints were not capable of doing that without a major overhaul on the building structure which would be very expensive and difficult.

About a year ago, a year and half ago we started looking at parking structures and did a pilot program in New Mexico and it worked out very well. And this design is basically almost a carbon copy of that design. It's...it's very effective. It's certainly more . . . (inaudible) . . . roof top. But given the market and given the power in Maui and the benefits that we see from, you know, putting the structure in the parking lot as opposed to sending more money ripping up the roof structure, we are proposing to put a solar parking structure in. The benefits of not only shade, but it also gives us more flexibility in terms of size of the system, and integrating it with the utility coordination . . . (inaudible) . . .

A little background. We started selling the systems around 2006. We currently have about -- we have 86 systems operating, a total of about 51 mega-watts. It produces about 76 million kilowatts a year, company wide. This system here is a little bit larger than normal. It's as about as big as we can put in and not start causing problems with local utility grid. And we've been working with Maui Electric quite closely on evaluating that sizing so that we're getting as much benefit as we can with solar without having a sort of a negative impact on the grid.

Basically the system is it's very open, very well -- it's tall enough to where the lighting is not dark

underneath it. It's actually fairly attractive. There be lights under the canopy for efficiency...and that's pretty much it. Is there any questions about...this, the particulars on the technical side of it?

Mr. Silva: We could wait for all the questions at the end. Thank you.

Ms. Lasley: So what we show on here are the existing photos of what...of the additions that we did that we did three years ago. Hi, Christine Lasley, MulvannyG2 Architecture, Project Manager for the Costco Solar Project. And what you see here are the, the 30,000 square foot addition that we did three years ago. This was also part of the addition. It was the rear, dairy produce coolers, and this is the, actually, the existing portion of the building. So we've...Costco has done, went at great lengths to improve what was, what was currently there, and hopefully the residents of Maui are enjoying the addition and all of the new merchandising and so forth that they have to offer. One thing to remind was the open air food court that's enjoyed by everyone here. The design intent here was sort of an organic form, more natural, you know, reminiscence of the trees that were there. So that was the design intent and it seemed to have worked pretty well and was received very favorably. And the gas station carries this particular form as well, the uplifting, for the tree form, that held the canopies. And here's where the culvert is running right now, that bypass the site. And this is...the photo voltaic arrays will flank the culvert. This is the existing site plan. And here's fuel facility. Here is the front entry and the food service is right here.

Our proposed site plan, in yellow, we just highlighted in yellow so that it would be easier to read. This would be where the photo voltaic field would exist. There's an existing conduit right now that connects the two underneath the bridge because we thought ahead about that. And...as you can see these are the structures. They sit nicely within the existing parking. And actually they're sized so that they will fit over the cars. There will be no loss of parking. There will be a row of columns down the middle...of each tree to facilitate drainage. And actually, it is an open air between the panels so the panels can be replaced easily. And it's basically a carport that protects for shade and...and, and basically for rain as well.

Here's a more up close and larger scale plan where you can see how the arrangement of the panels are in comparison to the warehouse. We too care to make sure that the panels were 60 feet away from the building to keep . . . (inaudible) . . . from construction. And also to provide the visual line of sight so that it wasn't too close to the building. We also had some site constrictions. We didn't want to build too close to the culvert so we had to divide the field into two.

We did a 3-D rendering of what the carport would look like, and this would be the view, an aerial view of the array. And this would be Haleakala and then that would be . . . (inaudible) . . . With our 3-D we superimposed it on the existing, on existing photos. The above would be what the existing parking lot looks like. And then the proposed shows what the carports would look like. We took care, great care to make sure it was able to relate to the main building with the uplifting tree forms and...and the column near elements that ran down the middle of the parking aisle because this structure here cantilevers about 20 feet in both directions for the solar array, and

also to cover the cars below and it fits well within the parking spaces.

This is the intersection near the Marriott, facing the Costco signage, and this is the area where we're proposing the structure, and here's where the proposed structure -- it would look like superimposed onto the photo. These are some 3-D renderings that we did of the structure. The structure is at the lowest point 14 feet high in order to accommodate any large vehicles driving underneath it. And at the highest point, it's less than 17 foot high. So it is lower than the existing warehouse. We wanted to make sure that the warehouse remain the focal point and then the solar field was secondary. And this would be another 3-D of the structure. It has -- it's made of steel and it's . . . (inaudible) . . . galvanized for the beams and also the connection point here. This is a built example that is in Albuquerque, New Mexico. This is similar in finish to what we're proposing at Maui. We chose a . . . (inaudible) . . . galvanized finish because of the lighter color. It is the best type of material for the type of weather here, and we can all see that it was a little rainy and, and the salt is very -- it degrades materials over time, so this would be the best type of material for it. It's lighter in color and we wanted to maintain a lighter palette underneath so it was a little bit more friendly to people who wanted to park underneath. And the lights, the LED lights will help as well. Again, it's in the same uplifting sort of design and matter that we used for the gas station as well as the warehouse.

So I'd like to give it over to Mr. David Sereda to talk about the planting and how we're going to treat the trees that were existing in carport.

Mr. David Sereda: Thank you. Good morning. My name is David Sereda, Landscape Architect with Chris Hart & Partners. I'll take you through some of the interventions we've done in terms of the, the landscape treatment. So first of all on the right hand side this is where the new gas station is so all the trees here are all the recently planted Milo Trees for the parking lot. And everything to the left-hand side of the drainage canal is, for the most part, it's the existing Autograph Trees and Monkey Pods that were planted when Costco was originally constructed.

And what we've done is...there's four things we'd like to do. First, you can see that the yellow dots represented here -- so those are existing Milo Trees that we planted recently as part of the renovations. So instead of getting rid of those we'd like to just relocate those somewhere else onsite. And so those will be the locations -- the new locations for those trees are represented on the plan with an "R" next to the tree symbol. You can see them located throughout the site. I believe there are eight of those.

And then the second thing we'd like to do is where the carport, the solar structures are coming in, we obviously would like to also take out the Autograph Trees, and so the X's represent the 12 Autograph Trees that are existing. And so those --. The reason we're not relocating those because they're an invasive species. So we'd like to replace those instead with, with, again the native Milo Trees. And so we'll put those in these locations here represented by this tree symbol. You can see where we're adding those to the site.

The third thing we'd like to do is along Haleakala Highway, across from the hotel, is add five Monkey Pod trees. There isn't currently any shade canopy trees up here for these parking

spots, so we'd like to add those to the plans. So these are in addition to what we're replacing and relocating. And they match what's further --. I'm sorry. What did I say?

Mr. Peal: Monkey Pod.

Mr. Sereda: I knew I was going to say that. They're Pink Tacomas. I'm sorry about that. These are Pink Tacoma Trees, the five here. And so they match the gas station, the Pink Tacomas that are in front that we planted as part of the renovation. Now, to the Monkey Pod Trees. So the fourth thing that we'd like to do is there's three existing Monkey Pod Trees which are fairly mature. And again, they're from the original construction. And they're in planters, here, here and here. And so obviously they're -- they now would be in conflict with the solar panels, so what we'd like to do after consulting with the arborist is actually relocate those onsite. So we feel there's a, there's a high probability of successfully relocating those into this area here, and then perhaps down to this area here.

Now we do have some photos of the existing Monkey Pods and Milos and some Pink Tacomas at the end of the presentation if you'd like to see those. Thank you.

Ms. Lasley: Thank you for your time, and again, we, Costco feels that this is the right thing to do in this community, from a conservation point of view, energy conservation and it's right for the community. And we are excited to propose this project to you and we are excited to look forward -- and we're looking forward to all of your questions. Thank you.

Mr. Silva: Thank you Christine. So we could do our normal deal, go around the table once with any questions or general kind of comments. And then after that we could go around one more time for recommendations to the Planning Commission. And I would just ask that the applicant, when you do come to the podium to answer any questions, if you could restate your name for the record. Great. Ready to start? Jane, please.

Ms. Jane Marshall: What portion of the energy needs of this project will be handled by this new array?

Mr. Peal: Craig Peal from Costco. Current projections are about 18% of the power . . . (inaudible) . . . by the solar system.

Ms. Marshall: I was just curious why you are covering some of the parking spaces and not all. I'm just curious what your thoughts.

Mr. Peal: Well, when we initially started contemplating this project . . . (inaudible) . . . talk with Maui Electric. If we make this system larger than this, at certain times, we're going to be exporting -- we'll be over producing. And so there's constraints with the local grid that we have to pay attention to. We'd like to have a larger system, but it --

Ms. Marshall: You can overproduce and -- with that, taking care of 18% of your current power needs?

Mr. Peal: Yeah, when I say 18%, it's 18% of the 24-hour power consumption. So during daylight hours it's going to be much higher than that. And in the evening, yeah, the sun goes down, we're still operating. So, it's not going to contribute anything. So it's 18% of the 24-hour, 365-day a year power consumption of the building. During the day it's going to be much higher and it will be up to maybe three thirds of the power consumption. But when you average it out over the...the annual consumption.

Ms. Marshall: Excuse these questions, but I always like to learn something. Is there --. So you're not -- there's no storage.

Mr. Peal: No.

Ms. Marshall: Okay. Got it. So I understand your rationale. Are you planning any future expansion of this?

Mr. Peal: Of...building or --?

Ms. Marshall: Of these photo voltaic panel arrays?

Mr. Peal: At this site?

Ms. Marshall: Uh-huh.

Mr. Peal: Not right now. I mean, it would depend on the power consumption of the building. If the power consumption of the building for some reason were to expand, we would go back and look at, you know, approaching the expansion of the project. But, you know, I'm in kind of a position we put solar panel -- you know, we'll put solar production on the site, at the same time we're looking for how we can kill power consumption at the site at the same time. So we're constantly looking at both avenues.

Ms. Marshall: Do you have LED lighting in the interior of that?

Mr. Peal: No, not in the interior.

Ms. Marshall: So if anything -- if any thing, you'll probably going to reduce your energy needs. I guess it's just refrigeration that's a --

Mr. Peal: If we -- right now we have HID lights inside the building. We don't -- . . . (inaudible). . . technical conversation. Yeah, we are looking at LED . . . (inaudible) . . . I mean, this would be a prime candidate for LED conversation for the . . . (inaudible) . . . daylight. That technology as far as . . . (inaudible) . . . on it is just become viable say in the last 12 months.

Ms. Marshall: Yes.

Mr. Peal: But it certainly, this is one of the buildings that would be a target for that. But we have

to go through the engineering and make sure we understand how it's going to work well or not. The system that's in that building is a lot more efficient than a lot of people would expect. We did a lot of upgrades when we did the expansion.

Ms. Marshall: Speaking of lighting, my next question, I noticed on this, the large light, you have a choice of 5,000 and 4,000 . . . (inaudible) . . . Have you made a decision?

Mr. Peal: Our purpose is five.

Ms. Marshall: Why?

Mr. Peal: People see better with, you know, you need less light at 5,000K. You're, you're -- you walk in to parking lot at night, at the same . . . (inaudible) . . . if it's 5,000 or 4,000. People can see better at low light levels, at 5,000K. So we feel like it's safer and it allows us to drop the power consumption even more. We can get --. You know, what you're looking for is visibility. If I can get visibility -- improve visibility at lower power consumption levels by raising the . . . (inaudible). . . that's what we'd like to do.

Ms. Marshall: Are you planning on using your occupancy sensors to work with the bi-level capability of the structure? Are you going to use the bi-level?

Mr. Peal: With the LED's?

Ms. Marshall: Yes.

Mr. Peal: No. And the reason being --

Ms. Marshall: It's going to be on all the time.

Mr. Peal: If you're talking about outside lights?

Ms. Marshall: Uh-huh.

Mr. Peal: We have -- a lot of our sites right now already have bi-level lighting. We don't plan -- it's very useful because --. You know, what we do is just turn them off. A lot of people go to bi-level for a variety of reasons. If it's late at night, and they're still open, they want some lighting in the parking lot, they'll leave the lights on on the lower level. We just turn them off.

Ms. Marshall: You do. I obviously don't go out often very much. The parking lot is dark at night?

Mr. Peal: Yeah.

Ms. Marshall: Okay.

Mr. Peal: But we're not, we're not -- we leave the building at about 11:30 p.m. and the lights go out.

Ms. Marshall: Okay.

Mr. Peal: We'll leave wall . . . (inaudible) . . . for security, but parking lots, typically go out at night.

Ms. Marshall: So you've got an illuminated store, and an illuminated gas station, but everything in between is dark.

Mr. Peal: That's usually the objective, yeah.

Ms. Marshall: That's it. Thank you.

Mr. Silva: Thank you Jane. Before we get started Bob, one more time for public testimony if anybody would like to come forward. Seeing none. Just making it official. Bob?

Mr. Robert Bowlus: I, I don't really have no questions.

Mr. Silva: Hunton?

Mr. Hunton Conrad: I don't have any questions either.

Mr. Silva: Frances?

Ms. Frances Feeter: I don't have any questions.

Mr. Silva: Fiona?

Ms. Fiona van Ammers: I just had one question to confirm the net increase in trees is five. Is that correct? There's a –

Mr. Peal: Net increase?

Mr. Sereda: Yeah, that's correct.

Ms. van Ammers: Alright, that's it.

Mr. Silva: I had a few questions. One, with regarding the relocation of the trees, I know, I didn't realize it was four years ago when you guys came in, but there was suppose to be a carwash coming at some point. Is that planned or is that still in the future? I just wanted to see if it would conflict with any of the trees getting relocated.

Ms. Lasley: Christine Lasley, MulvannyG2 Architecture. Let me pull over to the . . . (inaudible)

. . . This was entitled over three years ago, and we had some trees there, but they weren't in the way of the future carwash. Costco is still looking into this. Apparently, we do have water meter issues and some problems getting water to the site. So there is some future conduit there, and they are still looking into a future carwash. But of right now Costco is not moving on it, but they still are considering it. So that's one of the reasons why Craig also pull back these field to make sure that this area was reserved for the future growth.

Mr. Silva: Okay. Thank you. And then one of the comments you said that the actual, the panels had spacings on them, open air. I don't know if that meant...that water, rain water could just fall down in between the panels also, or just the main center. I'm just curious if that's going to concentrate on top of the cars or when people get out of their cars.

Mr. Peal: Part of the benefits of the –

Mr. Silva: If you could restate your name.

Mr. Peal: Craig Peal, Costco. Part of the benefits of this shape that we selected where it's kind of a . . . (inaudible) . . . sort of a shape is that those -- the bottom over there, that's just the panel itself. There's small gaps between the panels. Water will fall through those gaps. But in heavy rains what...what has the tendency to happen is the water channels towards the center, or falls through in the center. So if we get large waterfall effects, it's in the center, not where people are going to be walking up trying to get to their cars.

Mr. Silva: Okay. Great, thank you. And then regarding the, I guess, the structural members, the -- the carwash, putting that, that organic field over the carwash was a comment from one of our Board members in the past. So I was just curious if that structural member could be mimic to the other structural members, like on the building, and in the carwash. I'm sorry, in the gas station. My apologizes. And how it has like a branch feel to it.

Ms. Lasley: Christine Lasley, MulvannyG2 Architecture. That is a very good comment. We felt that the . . . (inaudible) . . . needed as much lateral strength as possible for, actually, for sheer because it is cantilevering on both sides 20-foot width of roof, and the need is much sheer support as possible. We've tried to make the design as efficient as possible because we had to slide it in between the stalls and keep the stalls that were there. So this was our structural response to making an efficient structure but still keeping with the design intent of the original buildings. So if we were to display those columns, we'd have to stick in the columns and we'd have to do, for every single one of them. And the columns translate to the ground and we'd have to -- it just wouldn't be efficient down below. So we felt that this would be a good sort of homage to the design intent that was submitted, and, and this is what we would like to go with.

Mr. Silva: Okay.

Ms. Lasley: Mr. Chair, I also have pictures of the panels if you wanted to see the spacings in between to answer your last question.

Mr. Silva: Okay. Yeah, if you could pass them around that would be great. And then my last question, the -- I guess the other structural members look like they're all painted and I was just wondering why. I'm not a big fan of just galvanized, unfinished, un-natural looking metal. Is there -- is there any reason why it can't be painted like the other ones?

Ms. Lasley: Christine Lasley, MulvannyG2 Architecture. We left it in its finish because over time it gets a little darker. And taking off the . . . (inaudible) . . . galvanized product would subject it to even more weather, and it would degrade faster. So with this coating left on it would maintain its sort of gray look and get a little darker over time. It's also lighter than the warehouse. The warehouse is sort of a dark...sort of...I think it was called dark brown or dark park, and it's a little dark underneath the panels, so we wanted to maintain a sort of a lighter palette. So we decided to leave the gray as it was. And the panels underneath are sort of the grayish white. And the . . . (inaudible) . . . also are our galvanize. They would remain the same color as . . . (inaudible) . . . That's why I wanted to maintain that color.

Mr. Bowlus: You alluded to tree trunk kind of structures, and since they're so light and gray, earthy tree trunk structures, have considered Cor-Ten steel, or . . . (inaudible) . . . steel that rusts naturally and doesn't degrade and keeps that much more earthy look about it?

Ms. Lasley: Cor-Ten, I'm not sure about its structural properties. We did use, like a, one of the best quality steel grades in conjunction with the galvanize portion. Cor-Ten as I, as I remember is a brand name and it's a coating that you put over and it rusts over time. We, we didn't want to --. It's a little hard to maintain when you can't decipher the rust, the real rust that you want versus the rust that's protecting the structure itself. So that is good recommendation.

Mr. Bowlus: . . . (inaudible) . . .

Ms. Lasley: That's true.

Mr. Bowlus: It would be worth looking at.

Ms. Lasley: It's worth looking at. Or, or the alternative of paint. But then again, the paint is sort of an operational issue, and wanted to make sure that the structure lasts the 20 years that it suppose to be.

Mr. Bowlus: . . . (inaudible) . . . entire life of the structure. . . (inaudible) . . .

Mr. Lasley: It's very -- yeah, it's very costly too and it very beautiful, very beautiful.

Mr. Bowlus: Alright. Thank you.

Mr. Silva: Jane?

Ms. Marshall: Have you been here long enough? I don't know if I know enough about this story, but isn't Aloha Stadium built of Cor-Ten steel?

Mr. Bowlus: I don't recall.

Ms. Marshall: I believe it is, and I don't know. Do you remember Clayton? I think it didn't stop rusting.

Mr. Bowlus: It didn't? They're not suppose to rust.

Ms. Marshall: Yeah, but it just kept going. I don't know if they've improved it since. I haven't been here. But I remember back in the day there was a big problem with Aloha Stadium because it pretty intense here with the salt

Mr. Bowlus: Probably I'd treat it. I would treat it.

Ms. Marshall: Yeah. I would hope they improved it since then. It was a while ago. Do you remember, Hunton?

Mr. Conrad: No.

Ms. Marshall: Hunton? No. Okay.

Mr. Silva: Any other questions? Okay, so we'll go around with our recommendations to the Planning Commission. Jane, do you want to start?

Ms. Marshall: I think it's great. I don't have any comments.

Mr. Silva: Alright, thanks. Bob?

Mr. Bowlus: I'm very happy that my car won't be sitting out. . . (inaudible) . . . And I'm happy to have that same structure and we'll all be fighting for this. My recommendation would be to consider the Cor-Ten steel. I think it's a beautiful material, slightly less -- slightly more expensive than the installation, but the maintenance as far as over time there's no paint . . . (inaudible) . . .

Mr. Silva: Hunton?

Mr. Conrad: I have no comment.

Mr. Silva: Frances?

Ms. Feeter: I commend you for doing it. I think it's a great idea. But I'm sure I will never be able to get a parking.

Mr. Silva: Thank you. Fiona?

Ms. van Ammers: No comments and no objections.

Mr. Silva: Actually I usually just go straight to the back because I know there is parking. So it would have been nice actually if they're all the way in the back. But, not that I want to add that comment. I do support Bob's comment that to look at maybe some naturally -- I guess -- some treatment that could lighten or make those columns look a little more natural. So Keith that's just one comment. You got that? Okay, does anybody have any other discussions, objections to that one comment? We're all in favor? Okay, so seeing no objections we will unanimously forward that one recommendation to the Maui Planning Commission. Great. Thank you all

The Board recommended approval with the one comment.

E. DIRECTOR'S REPORT

1. Agenda items for the March 3, 2015 meeting.

Mr. Silva: Next item on the agenda is the Director's Report, and we have Clayton come up.

Mr. Clayton Yoshida: Yes, good morning Mr. Chair. Our next meeting, your next meeting is scheduled for March 3rd. We don't have any solid items as of yet. Normally things starts to crystalize about two weeks before the meeting, so that's, you know, in another two weeks. And hopefully by then we'll know who the Mayor has nominated for -- to serve on this Board beginning April 1st. And I guess the Council, hopefully, will approve them by the end of the March. If we don't have a meeting on February 3rd, then, you know, I'd like to, on the record, thank the outgoing members, Michael Silva, Jane Marshall, Bryan Maxwell, and the alternate members Wendy Fujinaka and Marie Kimmey for their services over the past five years. They reviewed many projects in their tenure and offered many comments to help make Maui County a better place to live in. If we do have a meeting on March 3rd however then I will thank you on the record.

Mr. Silva: We'd be happy to hear your thanks again.

Mr. Yoshida: But, we will be here with all of the congratulatory letters from the Mayor and certificates and board resolutions. And we thank you all for traveling to this meeting today. It's windy, it's rainy.

Ms. Feeter: I got bumped from my 8:00 a.m. flight to a 9:00 flight and sat on the tarmac for 10 minutes because he had co-pilot in training.

F. NEXT MEETING DATE: March 3, 2015

G. ADJOURNMENT

Mr. Silva: At least it was co-pilot, not pilot.

Ms. Marshall: And also for a very easy meeting.

Mr. Yoshida: I guess David, David Green couldn't make it because the seas were too rough.

Mr. Silva: Okay.

Mr. Yoshida: From Manele and Lahaina. But again, we thank you for your service.

Mr. Silva: Thank you Clayton. As Clayton mentioned next meeting March 3rd tentatively set.
Meeting adjourned.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 10:39 a.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE:

PRESENT:

Robert Bowlus, Vice-Chair
Hunton Conrad
Frances Feeter
Jane Marshall
Michael Silva, Chair
Fiona van Ammers

EXCUSED:

David Green

ABSENT:

Bryan Maxwell

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Keith Scott, Staff Planner
Richelle Thomson, Deputy Corporation Counsel
Jennifer Oana, Deputy Corporation Counsel