

PUBLIC WORKS AND FACILITIES COMMITTEE

Council of the County of Maui

MINUTES

August 20, 2008

Site Inspection

CONVENE: 9:00 a.m.

PRESENT: VOTING MEMBERS:
Councilmember Bill Kauakea Medeiros, Co-Chair
Councilmember Michael P. Victorino, Co-Chair
Councilmember Joseph Pontanilla

EXCUSED: Councilmember G. Riki Hokama
Councilmember Danny A. Mateo

STAFF: Scott Jensen, Legislative Analyst
Kirstin Hamman, Legislative Attorney
Pauline Martins, Committee Secretary

Lei Kihm

ADMIN.: Jeffrey Ueoka, Deputy Corporation Counsel, Department of the Corporation
Counsel
Tamara Horcajo, Director, Department of Parks and Recreation (Item Nos. 15 & 36)
Patrick Matsui, Planning and Development Chief, Department of Parks and
Recreation (Item Nos. 15 & 36)
Milton Arakawa, Director, Department of Public Works (Item No. 87)

OTHERS: **Item 15:** Gwen Ohashi Hiraga, Project Manager, Munekiyo & Hiraga, Inc.
George A. Rixey, Owner's Representative, Artel, Inc.
Charlene Shibuya, Department of Transportation, State of
Hawaii

Item 87: Scott Nunokawa, Manager, Waikapu 28 Investment, LLC
Haunani Lim, Waikapu 28 Investment, LLC

Item 36: Dr. Farrokh A. Irani, Board President, Wailuku Country Estates
Community Association
Amanda Martin
Cindy Torres
Others (2)

PUBLIC WORKS AND FACILITIES COMMITTEE INSPECTION MINUTES
Council of the County of Maui

August 20, 2008

PWF-15 BEACH ACCESS EASEMENT (NORTH KIHEI ROAD) (C.C. No. 05-267)

The Committee assembled at the vacant lot situated adjacent to the Kihei Sands Condominium on North Kihei Road in Kihei, identified as TMK: (2) 3-8-13:012.

Co-Chair Victorino convened the site inspection. He explained that the purpose of the inspection is to view a ten-foot-wide area proposed for use as a non-vehicular pedestrian walkway for public beach access from North Kihei Road and a ten-foot-wide-by-twenty-foot-long area proposed for use as a drop-off and pick-up area for handicapped beach users during daylight hours.

There was no public testimony.

Gwen Ohashi Hiraga provided a brief historical overview of the matter and distributed a copy of an architectural rendering of the beach access plan. She stated that the Maui Planning Commission required a beach access plan as a condition of a change in zoning, and the matter has been pending from the previous Council term. She described the modifications made to the plan following the Committee's meeting on the matter on February 28, 2007. The primary modification is the addition of a proposed drop-off area.

George Rixey described the proposed improvements, including the future installation of a six-foot-wide sidewalk that will comply with the Americans with Disabilities Act. He stated that the owners will attempt to develop an easement area as maintenance-free as possible. He further explained that the existing wall fronting the property will be removed in order to install the drop-off parking apron. The sidewalk fronting this wall will be removed as well, but will be replaced with a longer sidewalk leading to the new parking stalls on property currently managed by the State.

Co-Chair Medeiros clarified that seven parking stalls will be provided in one lot and six in the other.

Councilmember Pontanilla questioned how the parking will be limited for use by beachgoers.

Charlene Shibuya stated that the State Department of Transportation will maintain and control signs that will initially be installed by the developer, but acknowledged that there is no ordinance that would allow for enforcement of the provision.

Co-Chair Victorino questioned the subject of control over the drop-off area.

PUBLIC WORKS AND FACILITIES COMMITTEE INSPECTION MINUTES
Council of the County of Maui

August 20, 2008

Ms. Hiraga and Mr. Rixey explained that the proposed Beach Access Agreement makes explicit the requirement that the County both install and operate a gate to ensure that the drop-off area only be used during daylight hours.

The Director of Parks and Recreation expressed reservations about the requirement, stating that due to increased security costs, the Department is unable to meet current expectations and, therefore, unable to consider additional responsibilities at this time.

In response to questions regarding lateral access to the proposed beach access easement, the Deputy Corporation Counsel described the requirements of beach setbacks generally, and stated that this buffer between the shoreline and future buildings would help ensure lateral access.

There being no further questions or discussion, Co-Chair Victorino recessed the inspection at 9:47 a.m.

PWF-87 ACCEPTING DEDICATION OF A ROAD WIDENING LOT FOR THE WAIOLANI MAUKA SUBDIVISION (WAIKAPU) (C.C. No. 08-175)

Co-Chair Medeiros reconvened the site inspection at 10:30 a.m. at the construction trailer located at 23 Moolu Street in Waikapu, identified as TMK: (2) 3-5-32:034. The Co-Chair explained that the purpose of the inspection is to view seven road widening lots proposed for dedication to the County within the Waiolani Mauka Subdivision, located in Waikapu, Maui, on the westerly side of Honoapiilani Highway and the northerly side of Pilikana Street, as well as two proposed utility related easements across two of the subject roadway lots.

There was no public testimony.

The Director of Public Works provided a brief overview of the subject lots, and stated that both the Department of Public Works and the Department of Water Supply certified that all required improvements have been completed. He distributed a color-coded map of the subject lots and both easements.

Mr. Nunokawa stated that he had worked extensively with the Department of Public Works on this matter and that he was available for questions.

There being no questions or discussion, Co-Chair Medeiros recessed the inspection at 10:39 a.m.

PUBLIC WORKS AND FACILITIES COMMITTEE INSPECTION MINUTES
Council of the County of Maui

August 20, 2008

PWF-36 ACCEPTING LAND DEDICATED FOR PARK AND PLAYGROUND PURPOSES AND WAIVING CERTAIN PARK DEDICATION REQUIREMENTS FOR THE WAILUKU COUNTRY ESTATES SUBDIVISION (C.C. No. 06-193)

Co-Chair Victorino reconvened the site inspection at 11:30 a.m. at the 98,595-square-foot park situated at the Wailuku Country Estates Subdivision, located at the corner of Maoi Street and Hewahewa Drive in Wailuku, identified as TMK: (2) 3-3-02:portion of 001. The Co-Chair explained that the purpose of the inspection is to view the park proposed for dedication and to consider the waiver of the requirements to provide comfort stations in the referenced park.

The Director of Parks and Recreation provided an overview of this matter.

The Planning and Development Chief stated that the initial proposal presented to the Department was for a level soccer field. Over time, that proposal changed into what currently exists, a sloping property bisected by a drainage berm and bordered by a fifteen-foot-wide drainage ditch.

Co-Chair Medeiros noted that the upper paved turnaround area was the only access through the Wailuku County Estates Subdivision and that it did not allow parking. He asked what possible uses the Department considered for the proposed park.

The Planning and Development Chief acknowledged that only limited use was considered appropriate, including events such as swap meets and the sale of farm products.

Co-Chair Medeiros asked whether the park complied with the Americans with Disabilities Act.

The Planning and Development Chief stated that the Americans with Disabilities Act requirements apply to facilities, and that the proposed park contained no facilities.

Councilmember Pontanilla asked about estimated costs to grade the lot, as well as the impact of traffic on the proposed park.

The Planning and Development Chief stated that additional grading would easily exceed \$100,000. He responded to traffic concerns by stating that the Department had originally intended that the proposed park would simply expand the existing park site.

PUBLIC WORKS AND FACILITIES COMMITTEE INSPECTION MINUTES
Council of the County of Maui

August 20, 2008

Cindy Torres, a resident of Puuohala Village, stated that the neighboring community had expressed various concerns regarding the proposed park. She stated that the parking area has increased traffic through the neighborhood and it has allowed people to congregate and leave rubbish in the area. She further questioned why the Puuohala side of the park received the parking area, while the Wailuku Country Estates Subdivision side has only a traffic turnaround, when the neighborhood had envisioned that the reverse would be true.

Amanda Martin, a resident of Puuohala Village, stated that although the residents had attended several meetings with the developers and their representatives, these meetings failed to reach consensus on this matter. She stated that original plans to combine the two parks and remove the fence separating them had been forgotten, as had plans to grade the area to make it more level.

There being no further questions or discussion, Co-Chair Victorino adjourned the inspection at 12:02 p.m.

APPROVED:



BILL KAUAKEA MEDEIROS, Co-Chair
Public Works and Facilities Committee

APPROVED:



MICHAEL P. VICTORINO, Co-Chair
Public Works and Facilities Committee

pwf:min:080820i:scj