

# LAND USE COMMITTEE

Council of the County of Maui

## MINUTES

July 5, 2007

### Site Inspection

**CONVENE:** 1:37 p.m.

**PRESENT:** Councilmember Michael J. Molina, Chair  
Councilmember Joseph Pontanilla, Vice-Chair  
Councilmember Michelle Anderson, Member  
Councilmember Gladys C. Baisa, Member  
Councilmember G. Riki Hokama, Member  
Councilmember Jo Anne Johnson, Member  
Councilmember Danny A. Mateo, Member  
Councilmember Michael P. Victorino, Member

**EXCUSED:** Councilmember Bill Kauakea Medeiros, Member

**STAFF:** Carla Nakata, Legislative Attorney  
Tammy Frias, Committee Secretary

**ADMIN.:** Clayton Yoshida, Planning Program Administrator, Current Planning Division,  
Department of Planning  
Michael Miyamoto, Deputy Director of Public Works  
Tamara Horcajo, Director of Parks and Recreation  
Wayne Ibarra, Acting Captain, Wailuku Patrol, Department of Police  
Stephen Orikasa, Administrative Sergeant, Department of Police  
James A. Giroux, Deputy Corporation Counsel, Department of the Corporation  
Counsel

**OTHERS:** **Item 49:** Ken Kurokawa, President, Austin, Tsutsumi & Associates, Inc.  
Trang Nguyen, Project Manager, Austin, Tsutsumi & Associates,  
Inc.  
Adrienne Wong, Project Manager, Austin, Tsutsumi & Associates,  
Inc.  
Keith Niiya, Traffic Engineer, Austin, Tsutsumi & Associates, Inc.  
Diane Bevilaqua, Project Manager, A & B Properties, Inc.  
Grant Chun, Vice President, A & B Properties, Inc.  
Daniel Yasui, Director, Planning and Entitlement, A & B  
Properties, Inc.  
Mercer "Chubby" Vicens, Consultant, Vicens Entitlement Group

**LAND USE COMMITTEE INSPECTION MINUTES**  
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Tom Witten, President, PBR Hawaii  
Michael Munekiyo, Munekiyo & Hiraga, Inc.  
Rob Parsons  
Sandy Baz, Executive Director, Maui Economic Opportunity, Inc.  
Mona Kailiponi, Maui Economic Opportunity, Inc.  
Lyn McNeff, Maui Economic Opportunity, Inc.

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**LU-49                    CHANGE IN ZONING FOR THE MAUI BUSINESS PARK  
                                 PHASE II PROJECT (KAHULUI) (C.C. No. 06-55)**

The Committee assembled on the undeveloped lot approximately 200 yards beyond the end of Hookele Street, just past its intersection with Pakaula Street, Kahului, Maui (TMK No. (2) 3-8-06:004), to view the South Project Area.

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

There was no public testimony.

The Committee received a conceptual master plan and an aerial photograph of the subject property.

Mr. Chun provided a brief description of the site location, noting existing commercial uses in the area, and the vicinity of the site to the Kahului Airport and Kahului Harbor. He stated that the project would provide a unique opportunity for businesses to own their own home.

Mr. Vicens described the boundaries of the South Project Area. He showed the Committee the storm control basin area, and indicated that A & B Properties, Inc. is discussing with the County the possibility of using the drainage basin as a regional recreational area. He also pointed to the pumping station off of Pulehu Road.

Councilmember Anderson posed questions concerning the storm basin.

Mr. Vicens stated that the storm basin is designed to accommodate a 100-year storm. Runoff would be generated by rainfall and any storm drain laterals from the project. He further stated that the basin area has been rough graded, and grading would be finished once project construction has begun.

Chair Molina recessed the inspection at 1:48 p.m. so that the Committee could proceed to a second vantage point to view the North Project Area.

**LAND USE COMMITTEE INSPECTION MINUTES**  
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Chair Molina reconvened the inspection at 2:03 p.m. at 590 Haleakala Highway (Ding Kings' parking lot), Kahului, Maui (TMK No. (2) 3-8-79:013) to view the North Project Area.

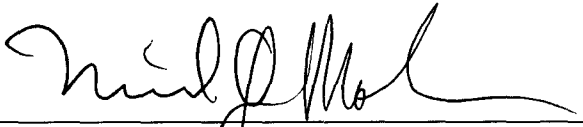
There was no public testimony.

Mr. Chun noted that the North Project Area is adjacent to Kmart and Costco, and along the future airport access road.

Mr. Vicens described the boundaries of the North Project Area, consisting of approximately 38 acres, and noted that some rough grading had been done on the property. He pointed out the existing structures on the property and stated that the property has a well on it that would supply nonpotable water for landscaping for the entire project. He further stated that A & B Properties, Inc. anticipated 100 to 110 lots in the project. He advised that the existing businesses on the property are operating under a month-to-month arrangement.

There being no further questions or discussion, Chair Molina adjourned the inspection at 2:10 p.m.

APPROVED:



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MICHAEL J. MOLINA, Chair  
Land Use Committee

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