

LAND USE COMMITTEE
Council of the County of Maui

MINUTES

September 5, 2007

Site Inspection

CONVENE: 2:04 p.m.

PRESENT: Councilmember Michael J. Molina, Chair
Councilmember Joseph Pontanilla, Vice-Chair
Councilmember Michelle Anderson, Member (Arrive 2:25 p.m.)
Councilmember Gladys C. Baisa, Member
Councilmember Jo Anne Johnson, Member
Councilmember Danny A. Mateo, Member
Councilmember Michael P. Victorino, Member

EXCUSED: Councilmember G. Riki Hokama, Member
Councilmember Bill Kauakea Medeiros, Member

STAFF: Carla Nakata, Legislative Attorney
Tammy Frias, Committee Secretary
Kirstin Hamman, Legislative Attorney

ADMIN.: Ann Cua, Planner, Department of Planning
James A. Giroux, Deputy Corporation Counsel, Department of the Corporation
Counsel

OTHERS: **Item 65:** Robert McNatt, Executive Vice President, Maui Land & Pineapple
Company, Inc.
Warren Suzuki, Senior Vice President, Maui Land & Pineapple
Company, Inc.
Karl Bossert, Development Manager, Community Development,
Maui Land & Pineapple Company, Inc.
Leilani Pulmano, Development Coordinator, Maui Land &
Pineapple Company, Inc.
Tina Dittman, Administrative Assistant, Maui Land & Pineapple
Company, Inc.
Tom Schnell, PBR Hawaii (Applicant's land use planner)
Lucienne deNaie
Charlie Silva

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Stephen West, International Longshore and Warehouse Union
(ILWU)
Dick Mayer

PRESS: Matt Thayer, *The Maui News*

**LU-65 COMMUNITY PLAN AMENDMENT, CHANGE IN ZONING,
AND PROJECT DISTRICT PHASE I APPROVAL FOR THE
PULELEHUA PROJECT (LAHAINA) (C.C. No. 06-236)**

The Committee assembled at the north end of the Kapalua Airport visitor parking lot, which is located makai of the terminal, adjacent to the subject property (TMK No. (2) 4-3-01:031 (por.)).

Chair Molina convened the site inspection to allow the Committee members an opportunity to view the subject property, situated below the airport and above Honoapiilani Highway, and its surrounding area.

Lucienne deNaie testified that she hoped the applicant's consultants would be specific about the amount of water needed for the project.

Charlie Silva testified in support of the project, noting that the project would create a nice lifestyle for people who might be wanting to buy a home in West Maui.

Stephen West testified in support of the project on behalf of the ILWU. He stated that affordable housing is an issue plaguing union members, and that the union is losing its members on a daily basis as a result.

Councilmember Victorino questioned the number of ILWU members who work on the West side, and whether the workers had been surveyed to find out how many might be interested in moving to the West side. Ms. Pulmano advised that a survey had been conducted in connection with the Lahaina Bypass, and that 35 percent of the respondents who work in West Maui commute from the other side of the island. She advised, however, that the survey had not explored how many of those workers might be interested in moving to the West side.

The Committee discussed the commitment involved in buying a new home, which is not limited to planning for mortgage payments.

Mr. Silva added that his initial attraction to the project is that it represents a self-contained community, which would save residents the trouble of driving out to purchase small items. He further added that it would be a good place to retire.

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Ms. Pulmano distributed a site map of the project area.

Mr. Schnell and Ms. Dittman displayed an enlarged site map and enlarged aerial photograph of the project area. Mr. Bossert noted that the project area consists of approximately 310 acres, with approximately 36 acres of gulch. He stated that Akahahele Street (which leads up to the Kapalua Airport) divides the acreage into two roughly equal halves. He pointed out the boundaries of the property, and explained the proposed uses and densities of various districts within the project site.

Councilmember Baisa questioned the relative distances within the project area, noting that it creates walkable communities.

Councilmember Victorino questioned proposed accesses to the school site. Mr. Bossert stated that there would be at least two access routes, one at each edge of the school site.

Councilmember Johnson questioned the location of the regional park in relation to the project area. Mr. McNatt described the area of the regional park.

Mr. Bossert described the storm water channels, as well as existing retention basins.

Councilmember Baisa questioned the proposed lot sizes. The Committee was informed that lots would range from approximately 4,000 square feet to 1.5 acres in size.

Mr. Bossert pointed out the pocket parks scattered throughout the project site. He noted that, not including active ball fields, there would be approximately 26 acres of park throughout the project area.

Chair Molina recessed the inspection at 2:22 p.m. so that the Committee could proceed to a second vantage point.

Chair Molina reconvened the inspection at 2:25 p.m. at the southern end of the Kapalua Airport visitor parking lot.

Mr. Bossert showed the Committee where various project components on the site map were located in relation to the land being viewed. He also pointed out the boundaries of the site. He noted various infrastructural components on the aerial photograph, including the route of the future Lahaina Bypass and the County's wastewater treatment facility.

Councilmember Pontanilla raised questions concerning the Lahaina Bypass and its proximity to the project area. Mr. Bossert noted that the State would build the Bypass, which dead ends past a corner of the project site. He advised that the project site is adjacent to

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Department of Hawaiian Home Lands property, and that the project's internal roadways would be designed to tie in to the adjacent development.

The Committee questioned whether the County's wastewater facility had capacity to accommodate this project. The Committee was advised that there would be sufficient capacity if there was no other development, and that the Department of Environmental Management has a planned expansion starting next Spring.

Councilmember Pontanilla questioned how soon the depicted segment of the Lahaina Bypass would be constructed. Mr. Bossert explained that Maui Land & Pineapple Company, Inc. (MLP) is trying to facilitate its construction, and that the segment depicted is referred to as 1C.

The Committee briefly discussed the location of a gray line for recycled water.

Mr. Bossert stated that MLP conducted a first-time home buyers' class for employees and the general public. He stated that MLP would continue to conduct such counseling classes, noting that buyers need to start planning two to three years in advance of a home purchase.

Chair Molina asked whether there were significant changes to the application since it was submitted.

The Committee noted the sound of an airplane landing and turning around at the Kapalua Airport at that time.

Mr. Bossert noted that a noise consultant had been retained, and that the sound being experienced was about as noisy as it gets at the airport.

Mr. Bossert stated that the application had not changed much since it was submitted. The number of units proposed (882) is approximately the same; the master plan had changed slightly to conform to setback requirements; and the affordability component had changed in light of the enactment of the Residential Workforce Housing Policy.

Councilmember Baisa questioned the number of flights per day at the Kapalua Airport. Mr. Bossert advised that there are 13, spaced approximately 45 minutes apart; that there are no night flights, but mostly commuter flights; and that no jets are allowed at the airport.

Councilmember Johnson noted that there is no water for the Department of Hawaiian Home Lands project to advance. She asked how the water supply would be impacted by this project.

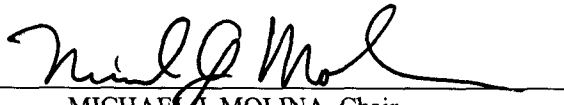
Mr. Bossert noted several options for water are being explored, and that those options would be addressed at the meeting that evening.

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There being no further questions or discussion, Chair Molina adjourned the inspection at 2:43 p.m.

APPROVED:



MICHAEL J. MOLINA, Chair
Land Use Committee

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