

**COUNCIL OF THE COUNTY OF MAUI**  
**LAND USE COMMITTEE**

March 16, 2007

**Committee**  
**Report No.**

07-25

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Land Use Committee, having met on February 28, 2007, makes reference to County Communication No. 07-23, from Councilmember Jo Anne Johnson, transmitting the following:

1. A draft bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL AND RELATED ANCILLARY MEDICAL FACILITIES".

The purpose of the draft bill is to amend the State Land Use District classification for approximately 14.946 acres of land located at Lahaina, Maui (TMK: (2) 4-4-06:070 (portion)) (the subject property) to facilitate the development of a proposed hospital and related ancillary medical facilities in West Maui.

2. A draft bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE WEST MAUI COMMUNITY PLAN FROM AGRICULTURAL TO PUBLIC/QUASI-PUBLIC FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL AND RELATED ANCILLARY MEDICAL FACILITIES".

The purpose of the draft bill is to amend the West Maui Community Plan for the subject property to facilitate the development of a proposed hospital and related ancillary medical facilities in West Maui.

3. A draft bill entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM AGRICULTURAL DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL AND RELATED ANCILLARY MEDICAL FACILITIES".

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The purpose of the draft bill is to approve a Change in Zoning for the subject property to facilitate the development of a proposed hospital and related ancillary medical facilities in West Maui.

4. A draft resolution entitled “REFERRING TO THE MAUI PLANNING COMMISSION BILLS TO, RESPECTIVELY, ENACT A STATE LAND USE DISTRICT CLASSIFICATION AMENDMENT, A COMMUNITY PLAN AMENDMENT, AND A CHANGE IN ZONING FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL AND RELATED ANCILLARY MEDICAL FACILITIES”.

The purpose of the draft resolution is to refer the above-referenced draft bills to the appropriate planning commission.

By correspondence dated January 18, 2007, Councilmember Johnson transmitted testimony in support of the draft resolution from Joseph Pluta, President, West Maui Taxpayers Association, Inc. (WMTA) and West Maui Improvement Foundation (WMIF). Mr. Pluta’s testimony attached a copy of Resolution No. 02-137, entitled “URGING THE STATE LEGISLATURE AND THE GOVERNOR OF THE STATE OF HAWAII TO FACILITATE THE ESTABLISHMENT OF A WEST MAUI ACUTE CARE FACILITY”; and a copy of correspondence dated November 24, 2004, from the Planning Director to Mr. Pluta, indicating the Department’s tentative support of a Change in Zoning and a County Special Use Permit for a proposed West Maui Hospital located on the subject property.

By correspondence dated January 23, 2007, Councilmember Johnson requested that the matter be scheduled.

By correspondence dated February 5, 2007, the Council Chair transmitted correspondence dated January 8, 2007, from Gregg Nelson, Vice President and General Manager, Napili Kai Beach Resort, in support of the draft resolution.

By correspondence dated February 12, 2007, Norm Bezane, Communications Consultant, West Maui Hospital, transmitted on behalf of Joseph Pluta, President, WMTA and WMIF, a document entitled “A Second Hospital for Maui: Facts and Analysis for Good Decision Making”, prepared by WMIF.

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By correspondence dated February 14, 2007, Rowena Dagdag, Planner, Munekiyo & Hiraga, Inc., transmitted a copy of a project summary for the proposed facility.

By correspondence dated February 16, 2007, the Chair of your Committee requested that the Department of the Corporation Counsel review the draft resolution (attaching, as exhibits, the draft bills referenced above) and, if appropriate, transmit a proposed resolution, approved as to form and legality.

By correspondence dated February 21, 2007, the Department of the Corporation Counsel transmitted the following:

1. A revised draft bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL AND RELATED ANCILLARY MEDICAL FACILITIES".
2. A revised draft bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE WEST MAUI COMMUNITY PLAN AND LAND USE MAP FROM AGRICULTURAL TO PUBLIC/QUASI-PUBLIC FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL AND RELATED ANCILLARY MEDICAL FACILITIES".
3. A revised draft bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL AND RELATED ANCILLARY MEDICAL FACILITIES".
4. A proposed resolution entitled "REFERRING TO THE MAUI PLANNING COMMISSION DRAFT BILLS TO, RESPECTIVELY, ENACT A STATE LAND USE DISTRICT CLASSIFICATION AMENDMENT, A COMMUNITY PLAN AMENDMENT, AND A CHANGE IN ZONING FOR PROPERTY SITUATED AT LAHAINA,

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MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL  
AND RELATED ANCILLARY MEDICAL FACILITIES”.

The proposed resolution, approved as to form and legality by the Department of the Corporation Counsel, and the attached revised draft bills, incorporate nonsubstantive revisions.

By correspondence dated February 22, 2007, Rowena Dagdag, Planner, Munekiyo & Hiraga, Inc., transmitted a copy of a Draft Environmental Assessment (EA) for the project dated February 2007, prepared for WMIF. Your Committee notes that the Department of Planning also received a copy of the Draft EA on February 22, 2007.

By correspondence dated February 26, 2007, the Chair of your Committee transmitted an article from the February 25, 2007 issue of *The Maui News*, entitled “W. Maui hospital still in the works”.

By correspondence dated February 26, 2007, Norm Bezane submitted testimony in support of the project, including a presentation given to WMTA at its February 22, 2007 meeting.

By correspondence dated February 27, 2007, Joseph Pluta, President, WMIF, submitted testimony in support of the project.

By correspondence dated February 27, 2007, Leann Strasen, Healthcare Consultant, CHI, Inc., submitted testimony in support of the project.

By correspondence dated February 27, 2007, Councilmember Johnson transmitted correspondence dated February 25, 2007, from Hans and Emily Michel and Mike and Heidi Bunyard, in support of the project.

By correspondence dated February 27, 2007, May Fujiwara submitted testimony on behalf of the majority of the Lahaina-Honolua Senior Citizens’ Club members, in support of the project.

By correspondence dated February 27, 2007, Darrell Yagodich, Planning Program Manager, Planning Office, Department of Hawaiian Home Lands, transmitted testimony from Micah A. Kane, Chair, Hawaiian Homes Commission, in support of the project.

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By correspondence dated February 27, 2007, Pamela Tumpap, President, Maui Chamber of Commerce, submitted testimony in support of the project on behalf of the Chamber's more than 900 members.

By correspondence dated February 27, 2007, Rowena Dagdag, Planner, Munekiyo & Hiraga, Inc., transmitted a printout of a computer-generated presentation to be given at your Committee's February 28, 2007 meeting.

By correspondence dated February 28, 2007, Eve Clute submitted testimony in opposition to the project.

At its meeting, your Committee met with the Planning Director; the Deputy Planning Director; the Deputy Director of Public Works and Environmental Management; a Captain, Department of Police; the Corporation Counsel; and a Deputy Corporation Counsel. Your Committee also met with Mich Hirano and Rowena Dagdag, Munekiyo & Hiraga, Inc., planning consultants for WMIF; and Joseph Pluta, President, WMIF.

Your Committee received public testimony from five individuals, four in support of and one in opposition to the project. Mr. Pluta spoke of the importance of health care and West Maui's contribution to the County's economy. He advised that discussions are ongoing regarding the possibility of incorporating long-term care beds into the project. Other testifiers in support encouraged expediting the process, opined that West Maui's need for a facility is clear, and stated that there is a vast amount of community support for the project, including the support of Maui Memorial Medical Center. The testifier in opposition stated that the proposed location is not appropriate due to congestion in the area, and noted that the land had not yet been donated for this purpose.

Your Committee received a computer-generated presentation from Mr. Hirano, who provided an overview of the request, summarized Council Resolution No. 02-137, and described the project location. He noted that the subject property is part of the Kaanapali 2020 development plan and part of a larger parcel owned by the Kaanapali Development Corp. He highlighted a proposed access road to the site and the surrounding land uses. He noted the features of the proposed hospital, described the purpose and need for the facility, and advised that the project is estimated to be completed by 2009. He also advised that Munekiyo & Hiraga, Inc. is assisting WMIF with the EA, and that it is estimated that the Final EA will be completed in June 2007.

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Mr. Hirano clarified the proximity of the project site to the Villages of Leialii site. Your Committee discussed the location of the access roadway and its ability to handle the flow of emergency vehicles.

Your Committee discussed with the Police Captain emergency vehicle access and the timing of the lighted intersection at the entrance to the Lahaina Civic Center.

The Deputy Planning Director described the steps remaining in the environmental assessment review process, as well as the steps to be taken should the proposed resolution referring the draft bills to the planning commission be adopted.

Your Committee discussed the fact that the certificate of need had not yet been obtained, and what would happen with the property if it were not granted but the land use designations had been changed. Your Committee was informed that WMIF's consultant anticipated submitting the certificate of need to the appropriate State agency in July 2007.

Your Committee noted that there is a definite need for a medical facility in West Maui. In addition, a Committee member urged that long-term care beds be incorporated into the project.

Your Committee voted to recommend adoption of the proposed resolution.

Your Land Use Committee RECOMMENDS that Resolution No. \_\_\_\_\_, as revised herein and attached hereto, entitled "REFERRING TO THE MAUI PLANNING COMMISSION DRAFT BILLS TO, RESPECTIVELY, ENACT A STATE LAND USE DISTRICT CLASSIFICATION AMENDMENT, A COMMUNITY PLAN AMENDMENT, AND A CHANGE IN ZONING FOR PROPERTY SITUATED AT LAHAINA, MAUI, HAWAII FOR THE PROPOSED WEST MAUI HOSPITAL AND RELATED ANCILLARY MEDICAL FACILITIES", be ADOPTED.

Adoption of this report is respectfully requested.

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**MICHAEL J. MOLINA** **Chair**

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**JO ANNE JOHNSON** **Member**

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**JOSEPH PONTANILLA** **Vice-Chair**

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**DANNY A. MATEO** **Member**

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**MICHELLE ANDERSON** **Member**

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**BILL KAUAKEA MEDEIROS** **Member**

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**GLADYS C. BAISA** **Member**

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**MICHAEL P. VICTORINO** **Member**

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**G. RIKI HOKAMA** **Member**