

PARKS AND ECONOMIC DEVELOPMENT COMMITTEE
Council of the County of Maui

MINUTES

October 19, 2006

Site Inspection

CONVENE: 9:01 a.m.

PRESENT: Councilmember Jo Anne Johnson, Chair
Councilmember Charmaine Tavares, Vice-Chair
Councilmember Michelle Anderson, Member
Councilmember Robert Carroll, Member
Councilmember Danny A. Mateo, Member

STAFF: Shelly Espeleta, Legislative Analyst
Pauline Martins, Committee Secretary

Morris Haole, Executive Assistant to Councilmember Carroll

ADMIN.: John Buck, Deputy Director, Department of Parks and Recreation
John D. Kim, Deputy Corporation Counsel, Department of the Corporation
Counsel

OTHERS: **Item 36:** Dr. Farrokh A. Irani, Board President, Wailuku Country Estates
Community Association
Amanda Martin
Nico Lopes

Item 40: Dave Gleason, Maui Lani Partners
Gary Kawano, Maui Lani Partners
Galen Harima, Maui Lani Partners
Nico Lopes

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

The Committee assembled at 9:01 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, Maui (TMK: (2) 3-3-02:portion of 001).

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Chair Johnson convened the site inspection and explained that the purpose of the inspection is to approve the waiver of the requirements to provide comfort stations in the referenced park.

Public testimony was provided by Amanda Martin, a resident of Puuohala Village, who expressed concern over the location of the park's entrance. She stated that the park's main entrance is immediately adjacent to the Puuohala neighborhood. She further stated that the park often attracts late-night loiterers and heavy traffic. She questioned why the park is not lighted, and why the park is not closed off to the public in the evening. She said that due to the park's uneven terrain, it is difficult for children to use the park for sports activities. Ms. Martin also said that some Puuohala residents have been removing trash from the parking area because the park does not contain trash receptacles.

Councilmember Carroll questioned whether the police had been called to assist the Puuohala neighborhood with their concerns. Ms. Martin stated that the police were called to deter loiterers on a number of occasions. Ms. Martin further stated that Puuohala residents have helped to monitor the area by establishing a neighborhood crime watch.

Councilmember Anderson questioned whether the Puuohala community association was consulted prior to the development of the park. Ms. Martin acknowledged that they were not consulted.

Dr. Farrokh Irani stated that according to the Wailuku Country Estates Subdivision plat plan completed in early 2003, the exact location of the park had been already mapped out. He further stated that the plat plan was likely approved by the County before the subdivision was developed.

Dr. Irani informed the Committee that the Wailuku Country Estates Community Association has maintained the park since March 2005 after receiving County approval on the park's improvements. He further stated that the park's maintenance costs are currently being borne by the community association. According to Dr. Irani, the park maintenance agreement states that the County will maintain the park after a ten-year period; however, the clock does not start until the County accepts dedication of the parkland.

Dr. Irani stated that once the full build-out of homes occurs, within the next five to seven years, there are possible plans to hold farmers' markets and other community activities in the park.

Dr. Irani pointed out alternative ingresses to the subject park. He acknowledged that the main ingress is through Puuohala Road; however, the park may also be accessed via Anekona Street and Maika Street through the Wailuku Country Estates Subdivision.

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Councilmember Mateo questioned whether the Department of Parks and Recreation had considered closing off the park's Puuohala Road ingress in light of Puuohala residents' concerns and possibly utilizing Anekona Street or Maika Street as main entrances to the park. The Deputy Director stated his uncertainty with duplicating the parking area at an alternative ingress if the Puuohala Road ingress was to be eliminated.

Councilmember Anderson questioned whether the current parking spaces could be re-grassed and the spaces duplicated near the Anekona Street entrance. Dr. Irani stated that the Anekona Street entrance is located in a cul-de-sac that appears to be too small an area to accommodate parking.

Councilmember Mateo questioned the terrain of the park and its usefulness as an active park. The Deputy Director stated that the park was accepted during a prior Administration and that the park's design was to address a drainage issue with the Wailuku Country Estates Subdivision. The Deputy Director further stated that the purpose of the berm running across the width of the parcel was likely to prevent flooding of the adjacent neighborhood during heavy rain.

Committee Chair Johnson stated that advice will be sought from the Department of the Corporation Counsel regarding this issue. She further stated that this matter highlights an existing problem regarding the waiver of park dedication requirements that come before the Council.

There being no further questions or discussion, Chair Johnson recessed the inspection at 9:17 a.m.

PED-40 ACCEPTING LAND DEDICATION FOR PARK AND PLAYGROUND PURPOSES AND WAIVING CERTAIN PARK DEDICATION REQUIREMENTS FOR PHASE I OF THE MAUI LANI SUBDIVISION (KAHULUI) (C.C. No. 06-237)

Chair Johnson reconvened the site inspection at 9:45 a.m. at the 78,308-square-foot park situated at Phase I of the Maui Lani Subdivision, located on Kealohilani Street in Kahului, Maui (TMK: (2) 3-8-07:portion of 121). The Chair explained that the purpose of the inspection is to approve the waiver of the requirements to provide comfort stations and parking in the referenced park.

There was no public testimony.

Dave Gleason provided a brief overview of the park and noted the park's boundaries. He stated that the park has been in existence since 1996. He further stated that the park is used primarily by the residents of the Maui Lani Subdivision, and frequently by youth to practice various sports such as soccer and tee-ball.

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Mr. Gleason stated that Maui Lani Partners maintains the park. He noted that weed herbicide had been applied a few weeks ago, thus accounting for the grass's spotty appearance.

Councilmember Mateo questioned whether organized sports took place in the park. Mr. Gleason stated that the park holds practices only. Nico Lopes confirmed that a friend's brother practices tee-ball at the park.

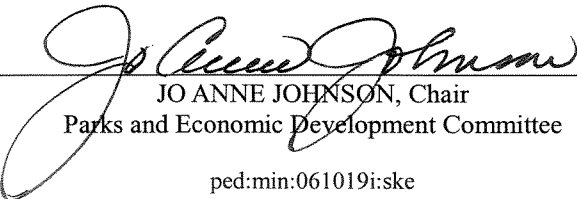
The Deputy Director of Parks and Recreation stated that the height of the park's picnic tables are approximately four inches too high and needs to be corrected.

Morris Haole questioned whether all landscaping planned for the park had been planted. Mr. Gleason acknowledged that it had.

Councilmember Anderson questioned whether there was an intended purpose for the circular sidewalk in the park. Mr. Gleason stated that the circular sidewalk is used by children as a tricycle track.

There being no further questions or discussion, Chair Johnson adjourned the inspection at 9:51 a.m.

APPROVED:


JO ANNE JOHNSON, Chair
Parks and Economic Development Committee

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