

LAND USE COMMITTEE
Council of the County of Maui

MINUTES

January 4, 2006

Site Inspection

CONVENE: 3:01 p.m.

PRESENT: Councilmember Robert Carroll, Chair
Councilmember Joseph Pontanilla, Vice-Chair
Councilmember Michelle Anderson, Member
Councilmember Dain P. Kane, Member
Councilmember Danny A. Mateo, Member
Councilmember Michael J. Molina, Member
Councilmember Charmaine Tavares, Member

EXCUSED: Councilmember G. Riki Hokama, Member
Councilmember Jo Anne Johnson, Member

STAFF: Carla Nakata, Legislative Attorney
Tammy Frias, Committee Secretary
Scott Jensen, Legislative Analyst
Kim Willenbrink, Legislative Analyst
Morris Haole, Executive Assistant to Councilmember Robert Carroll

ADMIN.: Michael Foley, Director, Department of Planning
Colleen Suyama, Planner, Department of Planning
Michael Miyamoto, Deputy Director, Department of Public Works and
Environmental Management
Victor Ramos, Lieutenant, Department of Police
James Giroux, Deputy Corporation Counsel, Department of the Corporation
Counsel

OTHERS: **Item 38:** Charlie Jencks, owner's representative
Wayne Yoshioka, Manager, Parsons Brinckerhoff Quade &
Douglas, Inc., applicant's traffic consultant
John Ford, Program Director, SWCA, Inc. Environmental
Consultants, applicant's flora consultant
Tom Schnell, Manager, PBR Hawaii, applicant's planning
consultant

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Gwen Hiraga, Munekiyo & Hiraga, Inc., applicant's land use consultant
Michael Fujita, Manager, Wilson Okamoto & Associates, Inc., applicant's civil engineering consultant
Martin Luna, Esq., Carlsmith Ball, LLC, applicant's attorney
Aki Sinoto, Aki Sinoto Consulting, applicant's archaeological consultant
Bob Babson
Buck Joiner
Anthony Carter
Lee Altenberg
Raphael Wellerstein
Tom Tezak
Neal Kunin
Karen Olson
Michelle Sayegh
Kent Smith
Others (approx. 45)

LU-38 CHANGE IN ZONING AND PROJECT DISTRICT PHASE 1 APPROVAL FOR "HONUA'ULA/WAILEA 670" RESIDENTIAL DEVELOPMENT (C.C. 01-334)

The Committee assembled at a gravel parking lot located at the end of Akala Drive in Maui Meadows (TMK: (2) 2-1-08:056).

Chair Carroll convened the site inspection to allow the Committee members an opportunity to view the subject property and the 100-foot fire buffer from the neighboring Maui Meadows Subdivision.

Mr. Jencks and Mr. Schnell presented a concept plan of the project area, noting that the Committee's vantage point was from the northwest corner of the property. Mr. Jencks briefly noted those areas designated for single-family and multi-family uses, a clubhouse, a wastewater treatment plant, and primary roadways. He also described the project's proposed affordable housing component. Mr. Jencks informed the Committee that the project area contains approximately 90 acres of open space and park area. He stated that zoning for the two golf courses was granted in the early 1990s, and that the applicant is requesting a Change in Zoning to create the residential component of the project.

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Mr. Jencks noted that other aspects of the project include a commercial component, off-road bikeways and pathways, and recreational amenities. He advised that the project no longer contemplates a gated community. The applicant will be relying on a private water system, consisting of both potable and non-potable sources. Mr. Jencks also noted that a treatment plant on the site would produce R-1 water. The project would contain a maximum of 1,400 units, including ohana units.

Three individuals testified, one in support of the project, and two who provided comments but did not state a position on the project. The testifier in support of the project noted the need for affordable homes. A testifier commented about the roadway, stating it is financially infeasible to build a highway of comparable quality to Piilani Highway that would continue up to Ulupalakua, and noting that the real population center is in Makena and that the road should therefore extend to Makena.

Councilmember Anderson noted that part of the roadway depicted on the concept plan is owned by the State.

Chair Carroll recessed the inspection at 3:19 p.m. so that the Committee could proceed to a second vantage point.

Chair Carroll reconvened the inspection at 3:58 p.m. on one of the vacant, subject lots (TMK: (2) 2-1-08:071), situated at an elevation of roughly 425 feet, in the approximate location of the proposed clubhouse site.

Mr. Jencks provided a handout of the concept plan for the project. He pointed out rough locations for various proposed project uses and described the topography of the area.

Seven individuals testified, four in support of the project, two who provided comments but did not state a position on the project, and one who questioned whether the project proposed any contributions to the educational system. Supporters of the project noted that the project was well planned, that they wanted housing, that West Maui was poorly developed, that the project area would be an ideal place to raise a family and provide an opportunity to be part of a whole community, and that the project would make available housing at various affordability levels.

A testifier commented that lack of recreational park space is a concern, questioned how useable the proposed park space would be, and requested that plans for open space and parks be elaborated upon. Another testifier noted that the project presents an opportunity to work with native plants and that the project area is an important conservation habitat. He proposed that the entire south portion of the property be set aside as a reserve and that development be pushed into the northern portion of the property. He noted that the a`a region contains awikiwiki and nehe, and that destroying the habitat would be a tremendous waste.

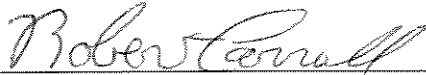
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Councilmember Anderson commented on the particular variety of nehe found in the area. Councilmember Kane questioned communications with the applicant relating to botanical findings. Councilmember Anderson asked the testifier whether he had reviewed the revised flora and fauna study, and he indicated he had not.

There being no further questions or discussion, Chair Carroll adjourned the inspection at 4:20 p.m.

APPROVED:



ROBERT CARROLL, Chair
Land Use Committee

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