

LAND USE COMMITTEE
Council of the County of Maui

MINUTES

August 2, 2006

Site Inspection

CONVENE: 3:33 p.m.

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

EXCUSED: Councilmember Robert Carroll, Chair
Councilmember G. Riki Hokama, Member
Councilmember Jo Anne Johnson, Member
Councilmember Danny A. Mateo, Member

STAFF: Carla Nakata, Legislative Attorney
Tammy Frias, Committee Secretary
Gayle Revels, Legislative Analyst

ADMIN.: Robyn Loudermilk, Planner, Department of Planning
Michael Miyamoto, Deputy Director, Department of Public Works and
Environmental Management
Patrick Matsui, Planning and Development Division Chief, Department of Parks
and Recreation
James Giroux, Deputy Corporation Counsel, Department of the Corporation
Counsel

OTHERS: **Item 50:** David Ward, Member, Papaanui, LLC (applicant)
William Frampton, Member, Papaanui, LLC
Jon Santos, Member, Papaanui, LLC
Stacy Otomo, President, Otomo Engineering, Inc.,
applicant's civil engineering consultant
Paul Flinn, Paul Flinn Design, applicant's project designer
Gilbert Coloma-Agaran, applicant's attorney
Dee Larson
Others (16)

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LU-50 **DISTRICT BOUNDARY AMENDMENT, COMMUNITY PLAN AMENDMENT, AND CHANGE IN ZONING FOR PAPAANUI, LLC (MAKENA)** (C.C. No. 06-81)

The Committee assembled at the entrance to the Makena Landing parking lot on Makena-Keoneoio Road (also known as Old Makena Road) located in Makena, Maui.

Vice-Chair Pontanilla convened the site inspection to allow the Committee members an opportunity to view the subject property and proposed location of the drainage basin, as well as roadway and topographical conditions in the area.

The Planner provided a brief overview of the site.

Mr. Ward presented an enlarged site plan. He provided copies of photographs of structures, abandoned vehicles, and equipment previously located on Lots 2 and 3 of the proposed subdivision; a subdivision landscape concept plan; a drawing reflecting potential home sites on each lot; and graphs depicting existing grade and maximum building heights for each lot.

Mr. Frampton pointed out the boundaries of the project site, which had been demarcated and flagged for the inspection. He indicated where the property boundaries cut across Makena-Keoneoio Road and into the shoulder of the Makena Landing parking lot.

Mr. Flinn stated that the lots are sited as they are primarily because of the topography of the area. As sited, the lots should not require retaining walls that exceed four feet in height. He noted that Lot 4 presents the worst case scenario, in terms of topography, of the seven lots.

A single member of the public testified, noting that she had lived in a little house on the subject property for 12 years. She commented on the property and the immediately surrounding area.

Mr. Frampton noted that, with respect to roadway width issues, the applicant wants to comply with the Kihei-Makena Community Plan. He stated that the applicant is faced with significant topographical constraints in considering widening of the right-of-way.

Mr. Frampton noted that the applicant had purchased the Old Ulupalakua Road parcel to ensure access to all lots was available. He stated that the parcel and the triangular piece along Makena-Keoneoio Road had been inadvertently omitted from the Maui Planning Commission meeting agenda, but the omission did not impact the ability to proceed with the proposed Change in Zoning for the subject parcel or the subdivision.

The Planner stated that the roadway parcels will be included when the Special Management Area (SMA) application is considered by the Maui Planning Commission.

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Mr. Frampton stated that the Makena Homeowners Community Association prefers not to have curbs, gutters, and sidewalks constructed on Makena-Keoneoio Road.

The Committee observed the proposed location of the drainage basin, which fronts Makena-Keoneoio Road. Mr. Frampton noted that the drainage basin would have a capacity of 39,000 cubic feet, while the project requires 1,900 cubic feet of capacity. He described the configuration of the proposed drainage basin and access. Mr. Frampton stated that the applicant's agreement with the owner of the property upon which the drainage basin would be located is to construct and maintain the drainage basin. He noted that landscaping would be provided around the drainage basin and described the direction of drainage flow.

The Planning and Development Division Chief, Department of Parks and Recreation, stated that Makena Resort had developed the parking lot and restroom at Makena Landing, and had tried to turn the facilities over to the County, but the County would not accept them. The County manages the parking lot and restroom, while Makena Resort maintains them.

The Deputy Director advised the Committee of the urban roadway width requirements and noted that the existing roadway is 20 feet wide immediately in front of the proposed drainage basin site.

Vice-Chair Pontanilla recessed the inspection at 4:09 p.m. so that the Committee could proceed to a second vantage point.

Vice-Chair Pontanilla reconvened the inspection at 4:20 p.m. on Lot 3, at the uppermost portion of Old Ulupalakua Road, approximately 500 feet from its intersection with Makena-Keoneoio Road, to view the subject property (TMK No. (2) 2-1-07:009).

Mr. Frampton pointed out how the lots would be sited. He noted that, while the required width of Old Ulupalakua Road is also in question, the width at which Makena-Keoneoio Road would be required to be developed is a bigger issue. He stated that three of the proposed lots would be accessed by Old Ulupalakua Road.

Councilmember Anderson raised questions concerning the topography of the area and the amount of fill and grading that had been done on Lot 2. Mr. Frampton stated that clearing the lot during the demolition process required the removal of hazardous materials. He stated that the applicant does not plan to bring in any additional fill.

There was no public testimony at the second vantage point.

There being no further questions or discussion, Vice-Chair Pontanilla adjourned the inspection at 4:27 p.m.

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APPROVED:



JOSEPH PONTANILLA, Vice-Chair
Land Use Committee

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