

PLANNING AND LAND USE COMMITTEE
Council of the County of Maui

MINUTES

October 16, 2003

Site Inspection

CONVENE: 1:40 p.m.

PRESENT: Councilmember Wayne K. Nishiki, Chair
Councilmember G. Riki Hokama, Vice-Chair
Councilmember Jo Anne Johnson, Member
Councilmember Danny A. Mateo, Member
Councilmember Michael J. Molina, Member
Councilmember Joseph Pontanilla, Member

ABSENT: None

EXCUSED: Council Vice-Chair Robert Carroll, Member
Council Chair Dain P. Kane, Member
Councilmember Charmaine Tavares, Member

STAFF: David Raatz, Legislative Attorney
Yvette Bantilan, Committee Secretary

Morris Haole, Executive Assistant to Council Vice-Chair Robert Carroll
Jock Yamaguchi, Executive Assistant to Council Chair Dain P. Kane
Michelle Anderson, Executive Assistant to Councilmember Wayne K.
Nishiki

ADMIN.: Michael W. Foley, Planning Director
Ann Cua, Staff Planner, Department of Planning
Colleen Suyama, Staff Planner, Department of Planning
Ralph Nagamine, Administrator, Development Services Administration,
Department of Public Works and Environmental Management
Brian T. Moto, Corporation Counsel

OTHERS: **Item 23:** Becky Collins, Pacific Rim Land (applicant's representative)
John Maloney, Pacific Rim Land
Guerian Tome, Scientific Consultant Services
Dr. Michael Dega, Scientific Consultant Services
Stacey Otomo, Otomo Engineering, Inc.

PLANNING AND LAND USE COMMITTEE INSPECTION MINUTES
Council of the County of Maui

October 16, 2003

Brian Maxwell, Maxwell Design Group
Michael Munekiyo, Munekiyo & Hiraga, Inc.
(applicant's consultant)
Cecilia Vessel
Judith Michaels
Kimokeoka Kapahulehua
Tim Farrington, Farrington Bayless Architects (project
architect)
Sam Garcia, Makena Community Association
Mark Sheehan
Lance Holter
Others (15)

Item 37: Roy Figueiroa, General Manager, Makena Resort Corp.
(applicant's representative)
Gwen Ohashi Hiraga, Munekiyo & Hiraga, Inc.
(applicant's consultant)
Aki Sinoto (applicant's archaeologist)
Craig Luke, R.M. Towill (applicant's civil engineer)
Chris Kobayashi, Kobayashi Sugita Goda
Lance Holter
Sally Raisbeck
Dugal Mill
Ron Sturtz
Glenn Coryell
Ray Smith, Ohana Coalition
Judith Michaels
Nelson Armitage
Sundra Finendale
Jonathan Kibbee, Maui Community College
Brooke Pileggi, Maui Community College
Sean Lester
Norma Piltz
Randy Piltz
Edward Chang
Laurie Chang
Others (25)

PRESS: Ilima Loomis, The Maui News
Matthew Thayer, The Maui News

PLANNING AND LAND USE COMMITTEE INSPECTION MINUTES
Council of the County of Maui

October 16, 2003

**23 DISTRICT BOUNDARY AMENDMENT, CHANGE IN ZONING,
AND COMMUNITY PLAN AMENDMENT FOR A FOUR-UNIT
SINGLE-FAMILY CONDOMINIUM PROJECT AT KAEO,
HONUULA (MAKENA)**

The Committee convened its site inspection at 1:40 p.m. at 201 Makena Road.

A Staff Planner from the Department of Planning provided an overview of the subject application. She noted that approval of the land-use entitlements requested by the applicant would facilitate development of a four-unit single-family condominium project on approximately 1.552 acres in Makena.

Five members of the public testified regarding possible impacts of the proposed development, including environmental concerns.

A representative of the Department of Public Works and Environmental Management provided information about possible improvements to the area's physical infrastructure. He noted that all County departments would monitor infrastructural needs in the area and ensure the applicant's compliance with applicable requirements, including drainage standards.

The applicant's representative advised that the applicant had obtained five water meters from the Department of Water Supply, that solar power for the development would be considered, and that the development was designed to prevent viewplane obstruction.

The applicant's representative noted that guest parking stalls would be provided on the subject property, in accord with Makena Community Association's preference. Therefore, she noted, guest parking should not negatively impact the availability of beach-access parking in the area.

The Committee meeting recessed at 1:58 p.m.

37 CHANGE IN ZONING FOR MAKENA RESORT

Chair Nishiki reconvened the inspection at 2:16 p.m. at the parking lot south of Maluaka Beach on Makena-Keoneoio Road.

A Staff Planner from the Department of Planning provided an overview of the subject application.

PLANNING AND LAND USE COMMITTEE INSPECTION MINUTES
Council of the County of Maui

October 16, 2003

Twenty members of the public testified regarding possible impacts of the proposed development, including environmental concerns, particularly relating to water source and potential pollution from soil runoff, beach access, and potential loss of archaeological resources.

The applicant's representative provided information about current plans for further developing the subject property. He noted that the Maui Prince Hotel and Makena Golf Courses are currently situated on the subject property and the additional development would complement those assets while also protecting cultural, environmental, and community resources. He informed the Committee that if the requested Change in Zoning is approved, the applicant now intends to develop as few as 89 time-share units (although entitled to 500 hotel rooms). The applicant's representative noted that Makena Resort had been a responsible steward of the land, good neighbor of Makena residents for many years, and a major investor in South Maui's physical infrastructure. He acknowledged that additional water source would be needed to satisfy the proposed development.

The applicant's archaeologist provided information about past archaeological surveys conducted in and near the subject property and the applicant's plans to preserve archaeological resources.

The Corporation Counsel noted that recent State legislation had provided landowners with increased protection from potential liability when they provide shoreline access.

The applicant's civil engineer provided information about plans to mitigate potential pollution from soil runoff.

The Committee engaged in a lengthy colloquy with the applicant's representative regarding various aspects of the current plans for further developing the subject property.

Chair Nishiki recessed the inspection at 3:53 p.m. so that the Committee could proceed to the next site.

The Committee reconvened its inspection at 4:05 p.m. at the parking lot of the Makena Golf Course, in front of the Pro Shop.

The applicant's representative provided additional information about current plans for further developing the subject property.

PLANNING AND LAND USE COMMITTEE INSPECTION MINUTES
Council of the County of Maui

October 16, 2003

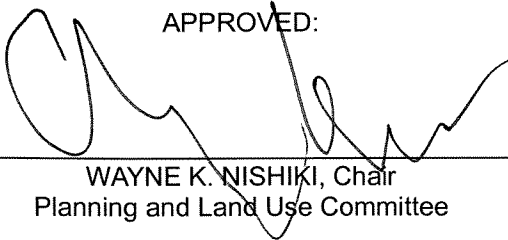
Chair Nishiki recessed the inspection at 4:08 p.m. so that the Committee could proceed to the next site.

The Committee reconvened at 4:17 p.m. at the Makena Wastewater Reclamation Facility.

The applicant's representative provided information about the facility's capabilities.

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

APPROVED:



WAYNE K. NISHIKI, Chair
Planning and Land Use Committee

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