

LAND USE COMMITTEE
Council of the County of Maui

MINUTES

November 15, 2006

Site Inspection

CONVENE: 4:32 p.m.

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

EXCUSED: Councilmember G. Riki Hokama, Member
Councilmember Jo Anne Johnson, Member
Councilmember Dain P. Kane, Member
Councilmember Charmaine Tavares, Member

STAFF: Carla Nakata, Legislative Attorney
Tammy Frias, Committee Secretary

Morris Haole, Executive Assistant to Councilmember Robert Carroll

ADMIN.: Clayton Yoshida, Planning Program Administrator, Current Planning Division,
Department of Planning
Paul Fasi, Planner, Department of Planning
Nancy McPherson, Planner, Department of Planning
Michael Miyamoto, Deputy Director, Department of Public Works and
Environmental Management
James Giroux, Deputy Corporation Counsel, Department of the Corporation
Counsel

OTHERS: Mich Hirano, Project Manager, Munekiyo & Hiraga, Inc. (Applicant's consultant)
Dale Moore, Manager, Molokai Operations, Goodfellow Bros., Inc.
Dathan Bicoy, Goodfellow Bros., Inc.
John Maloney, Development Manager, Pacific Rim Land, Inc.

PRESS: Brennan Purtzer, *Molokai Island Times*

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**LU-64 CONDITIONAL PERMIT FOR A ROCK QUARRY ON
 MOLOKAI (PALAAU) (C.C. 06-207)**

The Committee assembled at Goodfellow Bros., Inc.'s (GBI) trailer office located at 26 Ulili Street, on TMK: (2) 5-2-11:029 (Parcel 29), where GBI's existing concrete and asphalt batching facilities are located. Parcel 29 is adjacent to the property which is the subject of the Conditional Permit application (TMK: (2) 5-2-11:027 (por.)) (Parcel 27), and provides access to and affords views of the subject property.

Chair Carroll convened the site inspection to allow the Committee members an opportunity to view the subject property and surrounding area, as well as GBI's existing batching facilities.

There was no public testimony.

Mr. Hirano stated that GBI's first operation was on Molokai, and that Mr. Moore had been employed with GBI for 56 years. Mr. Hirano showed the Committee a site plan of the area, and pointed out the locations of Parcel 29, Parcel 27, and the private access road.

Mr. Hirano stated that the Conditional Permit would allow for a rock crushing area, a concrete batching plant, an asphalt batching plant, and stockpiling of aggregate. He noted that the rock quarry had been approved by the Maui Planning Commission's grant of a Special Use Permit in May 2006. He also noted that the rock quarry is permitted as a special use in the Agricultural District. Mr. Hirano stated that concrete and asphalt batching plant operations are not identified as special uses in the Agricultural District. He noted that the uses are temporary, and that once the batching operations are completed, the underlying land would remain agricultural.

Mr. Hirano pointed out the asphalt batching equipment presently located on Parcel 29. He noted that the batching equipment is mobile. He explained that a berm had been created to direct storm water into a drainage basin, and that the 14.9-acre portion of the subject parcel had been fenced. He advised that the entire batching plant operations would be relocated onto the 14.9-acre site. Mr. Hirano stated that the purpose of the application is to obtain corrective land use entitlements for the batching plant and other related activities.

Mr. Moore stated that GBI has an exclusive easement over the property. He noted that the life of both the Conditional Permit and the Special Use Permit is five years, and estimated the life of the subject property for quarrying purposes to be 20 to 25 years. Mr. Moore stated that once the life of the rock quarry on the 14.9-acre site had been spent, the operation could be moved to another area within the 61-acre portion of Parcel 27 for which GBI has its perpetual easement.

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Mr. Moore noted that the County landfill is adjacent to the subject property, and that it may be the case that once the rock quarrying operations were over, the area may be available for landfill purposes. Mr. Hirano stated that a condition of the Special Use Permit is that reclamation activities occur once the quarrying operations are over.

Mr. Moore noted that the batching operations currently have a portable fuel tank on site. He said that if a permanent tank is installed, GBI will place it on a concrete platform with a berm surrounding it.

Mr. Hirano pointed out the location of Molokai Electric Company across the street, Coffees of Hawaii, Inc. further down the access road, and other businesses in the area. He noted that Parcel 29 will be used as the access road to the subject property.

The Committee proceeded onto a high spot on Parcel 29 from which it could view Parcel 27 more fully.

Mr. Moore pointed out to the Committee where the quarrying operations would be located, and also approximated where the boundaries between Parcel 29 and Parcel 27 lay. He noted that a natural drainage gulch exists and would remain undisturbed, and that culverts would be installed.

The Deputy Director stated he was unsure of the life span of the existing landfill.

Mr. Moore stated that there had never been any flooding in the area, and Mr. Bicoy indicated that even with the heavy rains recently there had not been problems.

There being no further questions or discussion, Chair Carroll adjourned the inspection at 4:55 p.m.

APPROVED:



ROBERT CARROLL, Chair
Land Use Committee

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