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PLANNING AND LAND USE COMMITTEE
Council of the County of Maui

MINUTES

July 7, 2003

Site Inspection

CONVENE: 12:30 p.m.

PRESENT: Councilmember Wayne K. Nishiki, Chair
Councilmember G. Riki Hokama, Vice-Chair
Councilmember Robert Carroll, Member (lv 12:36 p.m.)
Councilmember Dain P. Kane, Member
Councilmember Danny A. Mateo, Member
Councilmember Michael J. Molina, Member
Councilmember Joseph Pontanilla, Member
Councilmember Charmaine Tavares, Member (lv 12:36 p.m.)

ABSENT: None.

EXCUSED: Councilmember Jo Anne Johnson, Member

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

ADMIN.: Milton Arakawa, Deputy Director of Public Works and Environmental
Management
Neal Bal, Deputy Fire Chief, Department of Fire and Public Safety
Ellen Kraftsow, Water Resources and Program Manager, Department of
Water Supply
Brian T. Moto, Corporation Counsel
Daren Suzuki, Staff Planner, Department of Planning

OTHERS: **Item 17:** Steve Bumbar, Manager, Lanai Developers LLC
Gerrit C. Cormany, President, Castle & Cooke Resorts LLC
Jim Elliott, Member, Lanai Planning Commission
Alan Fujimori, Vice President, R. M. Towill Corporation
Greg Hiyakumoto, Corporate Secretary, R. M. Towill
Corporation

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Willie Kennison, Business Agent, Maui Division, International Longshore and Warehouse Union, Local 142
Stephen Lackey, Lanai Developers LLC
Leighton Lum, Director, R. M. Towill Corporation
B. Martin Luna, Esq., Carlsmith Ball
Ralph Masuda, Vice President, Castle & Cooke Resorts LLC
Ron McOmber, President, Lanaians For Sensible Growth
Michael Munekiyo, Munekiyo & Hiraga, Inc.
Linda Okamoto, Realtor
Pat Reilly, Vice President, Lanaians for Sensible Growth
Kenneth Sakai, R. M. Towill Corporation
Rocky Sanches, Member, International Executive Board, International Longshore and Warehouse Union, Local 142
Doug Shidman, Lanai Developers LLC
Steven Suyat, Service Representative, Hawaii Carpenters Union, Local 745
James Yamamoto, Vice President, R. M. Towill Corporation

PLU-17 DISTRICT BOUNDARY AMENDMENT FOR TERRACES AT MANELE TOWNHOUSE PROJECT ON LANAI (C.C. No. 01-56)

The Committee assembled at 12:30 p.m. in front of the golf clubhouse at The Challenge at Manele Golf Course, on Challenge Drive, off of Hulopoe Drive, Manele, Lanai.

Chair Nishiki recessed the inspection at 12:31 p.m. so that the Committee could proceed through the clubhouse parking lot to review the property proposed for use as the Terraces at Manele, Increment 3 Project, a multi-family residential complex consisting of 47 townhouse units and related improvements on approximately 12.4 acres in Manele, Lanai (TMK: 4-9-17:portion of 08). The clubhouse parking lot abuts the subject property's eastern boundary.

Chair Nishiki reconvened the inspection at 12:36 p.m.

Chair Nishiki recessed the inspection at 12:37 p.m. so that the Committee could proceed beyond the clubhouse parking lot onto a portion of the subject property, offering views of other portions of the subject property and surrounding property.

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Chair Nishiki reconvened the inspection at 12:39 p.m. The Committee received public testimony from Ron McOmbler and Pat Reilly of Lanaians for Sensible Growth who questioned how the subject development corresponded to the applicable Water Use and Development Plan. They also expressed concerns about the adequacy of infrastructure for the proposed development, including pollution-control measures, such as flood drainage. The Committee engaged in a dialogue regarding infrastructure with representatives of the applicant, Castle & Cooke Resorts LLC, and the applicant's consultants and affiliates. Concerns were raised about water allocation and the drainage master plan. The Committee noted that substantial flooding had occurred at the subject property within the last year, allegedly causing sedimentation runoff and ocean pollution. The Committee expressed concern about environmental degradation and potential County liability. The applicant's representatives, consultants, and affiliates assured the Committee that an adequate drainage master plan for the entire Terraces at Manele project would be drafted and implemented to protect property and the ocean environment. They said they expected to submit a draft drainage master plan in October 2003 and a final drainage master plan in March 2004. The Corporation Counsel was asked to consider potential issues relating to County liability in the event of future flooding.

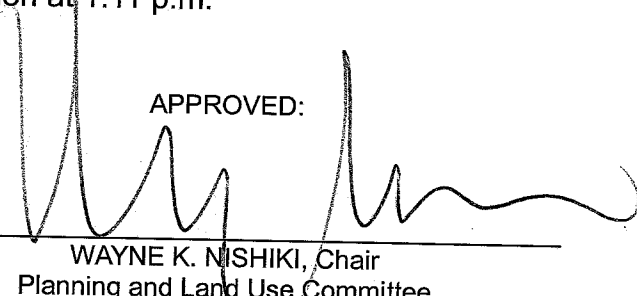
Upon request, Chair Nishiki recessed the inspection at 1:08 p.m.

Chair Nishiki reconvened the inspection at 1:10 p.m.

Chair Nishiki reminded the Committee that the issues raised during the inspection could be further deliberated in a meeting scheduled for later in the day at 3:00 p.m. at the Lanai High and Elementary School Cafeteria.

There being no further questions or discussion, Chair Nishiki adjourned the inspection at 1:11 p.m.

APPROVED:



WAYNE K. NISHIKI, Chair
Planning and Land Use Committee

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