

**LAND USE COMMITTEE**  
Council of the County of Maui

**MINUTES**

**February 16, 2005**

**Site Inspection**

**CONVENE:** 1:33 p.m.

**PRESENT:** Councilmember Robert Carroll, Chair  
Councilmember Joseph Pontanilla, Vice-Chair  
Councilmember Michelle Anderson, Member (arrived 1:44 p.m.)  
Councilmember Jo Anne Johnson, Member  
Councilmember Dain P. Kane, Member  
Councilmember Danny A. Mateo, Member  
Councilmember Michael J. Molina, Member

**EXCUSED:** Councilmember G. Riki Hokama, Member  
Councilmember Charmaine Tavares, Member

**STAFF:** Carla Nakata, Legislative Attorney  
David Raatz, Legislative Attorney

**ADMIN.:** Michael W. Foley, Director, Department of Planning  
Colleen Suyama, Planner, Department of Planning  
Milton Arakawa, Director, Department of Public Works and Environmental  
Management  
Glenn Miyahira, Captain, Department of Police  
Jane Lovell, Esq., Chief of Litigation, Department of the Corporation  
Counsel  
James Giroux, Esq., Deputy Corporation Counsel, Department of the  
Corporation Counsel  
Dave Hutchinson, Investigator, Department of the Corporation Counsel

**OTHERS:** **Item 54:** Doyle Betsill, President, Betsill Brothers Construction, Inc.  
Dennis Boehlje, Planner, Betsill Brothers Construction,  
Inc.  
Gary Zakian, Esq., Betsill Brothers Construction, Inc.  
Mike Summers, Land Use Planner, Chris Hart &  
Partners, Inc.  
Warren S. Unemori, Warren S. Unemori Engineering,  
Inc.  
Geraldine Carroll

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Bully Kapahulehua

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**LU-54            COMMUNITY PLAN AMENDMENT FOR WAIPUILANI ESTATES**  
**SINGLE-FAMILY RESIDENTIAL PROJECT (KIHEI) (C.C. No. 04-13)**

The Committee assembled at the metal gate located in front of the vacant, 20-acre lot at 915 South Kihei Road (TMK No. (2) 3-9-001:009), approximately 300 yards south (towards Wailea) of the intersection of Kulanihakoi Street and South Kihei Road in Kihei. This site is across from the Kauhale Makai (Village by the Sea) condominium complex and south of Paradise Gardens Apartments.

There was no public testimony.

Mike Summers, Land Use Planner, Chris Hart & Partners, Inc., distributed landscape plans for the project, now known as the Kamalii Alayna. He also provided a brief orientation of the site, the surrounding properties, and the proposed layout of the project, which would be constructed in two phases. Mr. Summers noted that the first phase was approved in November 2003. Flags had been erected to demarcate the boundary lines for the drainage gulch and the 8-acre portion of the 20-acre parcel.

Mr. Summers stated that 60 single-family residential units had been approved for Phase 1. The property is zoned R-3 Residential District, and the applicant is proposing R-0 Lot Line Overlay District. Exactly 50 percent of the units would be affordable. He also pointed out the approximate location of the proposed retention basin

The Planning Director questioned the long, thin parcel on the far side of the drainageway. The Committee was informed that the parcel contained a single residence, the green house within the Committee's view.

Mr. Summers stated that a bike path has been incorporated into the project design. The gray area on the plan is open space.

Dennis Boehlje, Planner, Betsill Brothers Construction, Inc., stated that the drainage channel is on the other side of the green house.

Councilmember Johnson questioned whether the future North/South Collector Road would be limited to pedestrian access along the subject 20-acre parcel. Mr. Summers responded that no vehicles would be permitted on that portion of the road.

Councilmember Johnson questioned whether the Department of Fire and Public Safety had commented on the application. The Committee was informed that the

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Department had asked the applicant to widen the roundabout area and widen the roadway into a short cul-de-sac. Mr. Summers responded that issues raised by the Department had been addressed.

Mr. Summers stated that the primary ingress and egress for the project is from Kulanihakoi Street.

Doyle Betsill, President, Betsill Brothers Construction, Inc., stated that natural traffic-calming devices were being used, rather than speed humps, to slow traffic.

Mr. Summers stated that a Final Environmental Assessment had been processed.

The Committee questioned whether the bikeway would be accessible when the drainageway was flooded. The Committee was informed that a release line would be connected to the County drainage system.

Councilmember Johnson asked about the storage lanes turning into the property from South Kihei Road and Kulanihakoi Street. Mr. Summers stated that he believed the storage lane on South Kihei Road would be increased, and that Kulanihakoi Street would be a full-service road.

Councilmember Pontanilla asked about the finished grade of the homes that would be built in the flood plain. Warren S. Unemori, Engineer, Warren S. Unemori Engineering, Inc., responded that, generally, fill is avoided within a flood plain, and the goal is to maintain the existing grade as much as possible.

Councilmember Pontanilla questioned whether any wetlands are on either the 8-acre or 12-acre portions of the parcel. Mr. Summers responded that no wetlands are on the property.

Councilmember Kane questioned the range of lot sizes, from just over 4,000 square feet to 11,000 square feet, and whether any thought had been given to increasing the lots that are noticeably smaller. Mr. Betsill responded that Phase 1 had already been fully approved, so it would be difficult to revise the plans for that phase. He clarified that the area that is the subject of the proposed Community Plan Amendment is the section from the flags forward to South Kihei Road.

The Committee questioned the difference between the number of units that could be built if the property remained Multi-Family versus the number that could be built with a Single-Family designation. Mr. Boehlje estimated that between 140 and 160

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multi-family units could be built, while the applicant is requesting approval for 32 single-family units.

Mr. Betsill stated that the community preferred a lower density project. From a business perspective, the applicant could make more money building condominiums.

Mr. Summers stated that the affordable units would be interspersed with the market-rate units.

Mr. Boehlje stated that the estimated sales prices of the affordable homes would range from \$216,000 to \$339,000.

Councilmember Johnson questioned whether the park would be constructed in lieu of fees. Mr. Summers responded that the park would be dedicated in lieu of fees, but privately maintained.

Mr. Summers stated that there would be a landscape buffer between the homes and the roadway. Councilmember Kane asked whether noise mitigation features could be incorporated into the project and questioned the adequacy of the setback from South Kihei Road. The applicant stated it was willing to incorporate mitigation features into its design.

Mr. Summers stated that a traffic study had been done, and the Maui Planning Commission determined that there would be no significant impact as a result of the additional 90 units.

The Committee questioned the anticipated completion date of the North/South Collector Road. The Director of Public Works and Environmental Management stated that he would provide your Committee with an update at the Committee meeting.

Mr. Summers stated that the applicant would contribute to traffic impact assessment fees imposed. He also mentioned the possibility of a traffic signal at the intersection of Kulanihakoi Street and South Kihei Road.

The Planning Director stated that on average, each single family is estimated to generate ten trips per day (or five round trips).

There being no further questions or discussion, Chair Carroll adjourned the inspection at 2:00 p.m.

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APPROVED:



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ROBERT CARROLL, Chair  
Land Use Committee

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