

LAND USE COMMITTEE
Council of the County of Maui

MINUTES

March 2, 2005

Site Inspection

CONVENE: 1:34 p.m.

PRESENT: Councilmember Robert Carroll, Chair
Councilmember Joseph Pontanilla, Vice-Chair (arrived 1:36 p.m.)
Councilmember Jo Anne Johnson, Member
Councilmember Dain P. Kane, Member (arrived 1:35 p.m.)
Councilmember Danny A. Mateo, Member
Councilmember Michael J. Molina, Member
Councilmember Charmaine Tavares, Member

EXCUSED: Councilmember Michelle Anderson, Member
Councilmember G. Riki Hokama, Member

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

Morris Haole, Executive Assistant to Councilmember Robert Carroll

ADMIN.: Michael W. Foley, Director, Department of Planning
Joseph Alueta, Planner, Department of Planning
Milton Arakawa, Director, Department of Public Works and Environmental
Management
George Fontaine, Captain, Department of Police
Craig Bajadali, Police Officer, Department of Police
James Giroux, Deputy Corporation Counsel, Department of the
Corporation Counsel

OTHERS: **Item 44:** Michele McLean, Land Use Planner, Smith Development
(applicant's consultant)
David Goode, Vice-President of Development Operations,
Smith Development
Kirk T. Tanaka, President, R. T. Tanaka Engineers,
Inc.
Victor Pellegrino
Leinaala Kihm
Yvette Kahauolopua

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James Dodd
Ted Harders
Zeli Harders
Florence Nakama
Reid Kawabata
Wally Rogers
Darlene Rogers
Henry Spencer
Wayne Rosario
Randy Piltz
Norma Piltz
Walette Pellegrino
Richard Sudheimer
Valerie Standing

- Item 3:** Scott Nunokawa, Manager, Waikapu 28 Investment, LLC
(applicant's representative)
Haunani Lemn, Waikapu 28 Investment, LLC
Karlynn Kawahara, Planner, Munekiyo & Hiraga, Inc.
(applicant's consultant)
Phillip Rowell, Traffic Engineer, Phillip Rowell &
Associates
Others (10)

**LU-44 DISTRICT BOUNDARY AMENDMENT AND CHANGE IN
ZONING FOR WAIOLANI PIKAKE RESIDENTIAL SUBDIVISION
(WAIKAPU) (C.C. 02-210)**

The Committee assembled at the end of the Kama Street cul-de-sac in the Waiolani subdivision, abutting TMK No. (2) 3-5-004:092.

Ms. McLean, the applicant's consultant, distributed two aerial photos and a map of the vicinity. The consultant informed your Committee that Peter Meier has bought out Donovan Webb's interest in the property. Smith Development is working as a consultant on the project. The consultant summarized the land use approvals that are being requested, noting that a point of contention in the community is whether to continue Kama Street straight through to Old Waikapu Road.

The Planner described the 3.706-acre portion of the parcel as a "pocket" designated State Agricultural District that is surrounded by property designated State

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Urban District. He noted the entire area is earmarked for single-family use in the Wailuku-Kahului Community Plan.

Ten members of the public testified about traffic concerns associated with the proposed development, and in particular, increased congestion on West Waiko Road, which is narrow. Testifiers also noted potential negative impacts of increased traffic on West Waiko Road to the safety of neighborhood children and to taro patch restoration efforts, concerns over better planning for the whole area to maintain the character of historic Waikapu, and unresolved questions as to the ownership of Old Waikapu Road. Two testifiers spoke in favor of opening up ingress and egress in the area to improve traffic flow and improve options for emergency access.

A testifier presented a letter dated September 27, 2004 with 79 signatures regarding traffic concerns on West Waiko Road, noting the greatest concern is "traffic access into and out of the proposed subdivision". Signatories to the letter also recommended that greenbelts and park areas be included in further developments in the area.

The Police Captain voiced concerns over the impact additional homes would have on traffic and the impact the proposed traffic lights on Honoapiilani Highway would have on commuters. Alternatives should be considered to funneling all traffic onto Honoapiilani Highway.

The Director of Public Works and Environmental Management noted that comments regarding traffic are one factor in any land use decision. If greater density will be added, the Department would recommend a through road. He stated that the Old Waikapu Road is an old government road, and that ownership questions would need to be resolved, and the land surveyed, if it is to be improved. He indicated he would check on the existing level of service at the intersection of Honoapiilani Highway and Waiko Road.

Chair Carroll recessed the inspection at 2:00 p.m. so that the Committee could proceed to the second vantage point.

Chair Carroll reconvened the inspection at 2:12 p.m. at the northwest corner of TMK No. (2) 3-5-004:092 on Old Waikapu Road, adjacent to 1299 Old Waikapu Road.

Ms. McLean, the applicant's consultant, stated that a number of roadway options are being discussed, including restrictions limiting the number of lots to be accessed by West Waiko Road. She also noted that the applicant is committed to offering homes to owner-occupants, with a preference to the Waikapu community.

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The Planner stated that the Department is in support of a through road for traffic circulation purposes and the good of the community.

The Planning Director advised that the Department of Planning and the Department of Fire and Public Safety feel strongly that through roads are needed in the area to provide alternatives for emergency vehicles to access the area. The Department will be sharing a proposed circulation plan with the Committee. The circulation plan relates to both proposed subdivisions (Waiolani Pikake and Waiolani Mauka). He also stated that the Department does not agree with the State Department of Transportation's decision to install two traffic lights in such close proximity on Honoapiilani Highway – one at its intersection with Waiko Road, and one at its intersection with Pilikana Street.

Three members of the public testified about traffic and associated safety issues relating to West Waiko Road, including its narrowness, a blind turn in the road, and speeding where children play. One testifier noted that she feels residents are being squeezed out of their community.

The Planning Director noted that property above the site could also be developed as a subdivision in the future, increasing the need for through roads.

Chair Carroll recessed the inspection at 2:25 p.m.

**LU-3 COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING
 FOR WAIOLANI MAUKA RESIDENTIAL SUBDIVISION
 (WAIKAPU) (C.C. 04-295)**

Chair Carroll reconvened the inspection at 2:39 p.m. at the gate to the property on the North side of the intersection of Pilikana and Hookahewai Streets (TMK No. (2) 3-5-004:025).

Mr. Nunokawa, the applicant's representative, distributed a brief description of the project and the existing and proposed land use designations, and a preliminary subdivision map. He also displayed a posterboard map of the area. The representative stated that the subdivision would contain 103 to 108 lots.

The Planner explained the Community Plan designations of the subject parcel and neighboring parcels to place the requested land use approvals in context.

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A member of the public testified that infrastructure, open space, and greenbelts need to be considered. She observed that view planes have been lost, although she supported the inclusion of a park in the plans.

The Police Captain reiterated concerns earlier expressed regarding traffic impacts caused by additional residents. He noted that a police beat has not been added in this area since 1986. Development will increase the calls for service placed. He asked that the Council keep this situation in mind when staffing is discussed during the Budget session.

The Director of Public Works and Environmental Management noted that, during the Maui Planning Commission deliberations, a concern was raised regarding the traffic signal at the intersection of Pilikana Street and Honoapiilani Highway.

There being no further questions or discussion, Chair Carroll adjourned the inspection at 2:50 p.m.

APPROVED:



ROBERT CARROLL, Chair
Land Use Committee

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