

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

**MINUTES**

**June 15, 2005**

**Site Inspection**

**CONVENE:** 2:00 p.m.

**PRESENT:** Councilmember Joseph Pontanilla, Vice-Chair  
Councilmember Michelle Anderson, Member  
Councilmember Jo Anne Johnson, Member (arrived 2:16 p.m.)  
Councilmember Dain P. Kane, Member  
Councilmember Danny A. Mateo, Member  
Councilmember Michael J. Molina, Member (departed 2:23 p.m.)  
Councilmember Charmaine Tavares, Member

**EXCUSED:** Councilmember Robert Carroll, Chair  
Councilmember G. Riki Hokama

**STAFF:** Carla Nakata, Legislative Attorney  
Camille Sakamoto, Substitute Committee Secretary

**ADMIN.:** Michael Foley, Director, Department of Planning  
Ann Cua, Planner, Department of Planning (Item 4)  
Joseph Alueta, Administrative Planning Officer, Department of Planning (Item 63)  
Milton Arakawa, Director, Department of Public Works and Environmental  
Management  
Mitchell Pellazar, Sergeant, Department of Police  
Val Martin, Captain, Department of Fire and Public Safety  
Walle Landenberger, Geographic Information System Analyst I, Geographic  
Information Systems Division, Department of Management  
Cindy Young, Deputy Corporation Counsel, Department of the Corporation  
Counsel

**OTHERS: Item 4:** Mercer "Chubby" Vicens, Applicant's consultant  
Jeff Faulkner, Project Manager, A & B Properties, Inc.  
Grant Chun, Vice President, A & B Properties, Inc.  
Bert Toba, Applicant's consultant (R. M. Towill  
Associates)  
Clyde Murashige, Wailea Development  
Ferdinand Cajigal, Acting Maui District Engineer, State  
Department of Transportation

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Sandy Baz  
Gary Wood, Haliimaile Athletic Club  
Dan Yasui  
Others (5)

**Item 63:** Wayne Arakaki, Applicant  
Dale Kreps, Pastor, Pukalani Community Church of the Nazarene  
Mike Hillinger, Member, Pukalani Community Church of  
the Nazarene  
Brian Vierra, Member, Pukalani Community Church of the  
Nazarene  
Others (1)

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**LU-4                    COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING  
FOR 196-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION  
(HALIIMAILE) (C.C. 00-86)**

The Committee assembled at the makai side of Haliimaile Road, approximately 1.5 miles from the intersection of Haliimaile Road and Haleakala Highway, directly across from the parking area fronting a Quonset hut, TMK: (2) 2-5-03:010 (por.).

Vice-Chair Pontanilla convened the site inspection to allow the Committee members an opportunity to view the subject property and surrounding area.

Jeff Faulkner displayed posterboards of the site. Mercer "Chubby" Vicens provided an overview of the application, noting that the Community Plan Amendment seeks to reconfigure the ten-acre park site to parallel the highway to avoid an undulating park, allow a level area for a playing field, and provide a buffer between the highway and the proposed residential community. He noted that the 45-acre R-1 Residential District would allow for up to 196 units, and that the request also seeks to designate a 7.994-acre portion of the property as Public/Quasi-Public to allow for a retention basin and sewage treatment facility.

Mr. Vicens pointed out the location on the site map where the Committee stood. A drainage easement is located outside of the site. The Committee also viewed an aerial photograph of the property and considered view planes looking down the property from Haliimaile Road. Mr. Vicens explained that the community had indicated it wanted larger lots than originally designed, and further stated that the applicant is not planning to allow any ohana units.

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Mr. Vicens stated that the affordable housing component would remain affordable for at least ten years. For the market-priced homes, the applicant is considering incorporating constraints requiring an owner to occupy the home for at least five years.

Mr. Vicens noted the current conceptual subdivision plan calls for 148 lots, with each lot consisting of a minimum of 7,500 square feet.

He further stated that the applicant is being required to drill its own drinking water well, which the applicant will do. The sewage treatment facility will cost roughly \$1.3 million. The applicant will seek permission to use the reservoir as a catch basin.

Gary Wood, a resident of the area, testified about concerns over speculation.

Grant Chun stated that the applicant has been having ongoing discussions with Maui Land & Pineapple Company, Inc. concerning joint visioning and development efforts in the area.

Vice-Chair Pontanilla recessed the inspection at 2:23 p.m. so that the Committee could proceed to a second vantage point.

Vice-Chair Pontanilla reconvened the inspection at 2:32 p.m. at the next set of Quonset huts off Haliimaile Road, bordering the edge of the subject property (the plantation road).

The Committee noted the level of activity at structures directly across Haliimaile Road. The Fire Captain stated that trucking traffic was not specifically considered in reviewing the application; however, the total volume of vehicular movement was considered.

Ferdinand Cajigal stated the percentage of heavy vehicles on the road was estimated at 3 to 7 percent of the overall vehicular traffic.

The Police Sergeant questioned the safety of a park situated immediately alongside Haliimaile Road, and whether anything would stop a vehicle from getting into the park if it lost control. Mr. Vicens stated that the future bike bath would create a buffer. Mr. Faulkner stated that the applicant could consider creating a berm.

The Committee also discussed park lighting and the possibility of moving the park. The Planner stated that moving the park from its proposed location would change the whole application.

Councilmember Kane questioned the uses envisioned for the 7-acre active park. Mr. Vicens responded that the applicant would conform to whatever the Department of Parks and Recreation said was best for the community.

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Vice-Chair Pontanilla recessed the inspection at 2:45 p.m.

**LU-63                    CHANGE IN ZONING FOR PUKALANI COMMUNITY CHURCH**  
**OF THE NAZARENE (C.C. 04-255)**

Vice-Chair Pontanilla reconvened the inspection at 3:00 p.m. at the entrance of 211 Hiwalani Loop, TMKs: (2) 2-3-31:011 and (2) 2-3-54:150, to allow the Committee members an opportunity to view the subject property and surrounding area.

On behalf of the applicant, Mike Hillinger described the layout of the property and the desire of the Pukalani Community Church of the Nazarene (the Church) to use vacant portions of the lot for Church purposes.

The Administrative Planning Officer explained that zoning for the portion of the property designated "Public Use" is being changed to P-1 Public/Quasi-Public because no standards for a "Public Use" zoning category were ever developed. The other portion of the property that is the subject of the application is currently zoned R-3 Residential. He further explained that only one TMK is assigned to the three lots. Currently, the property can only be accessed from Hiwalani Loop. The Administrative Planning Officer noted that, when a prior Council committee met on this application, concerns were raised relating to traffic and access to and from the property.

Mr. Hillinger stated that the water main had been lowered and an apron had been constructed.

Neither the Fire Captain nor the Police Sergeant had comments concerning the application.

The Committee discussed access issues to and from the property, as well as proposed uses.

The Planning Director commented that the biggest concern raised earlier had been preventing left turns. The Director of Public Works and Environmental Management noted that the Committee may want to observe the alignment of the property with the Kua Aina Subdivision immediately across Old Haleakala Highway. The alignment makes it infeasible to construct a left turn lane into the property from Old Haleakala Highway.

Councilmember Kane questioned whether ingress and egress from both Hiwalani Loop and Old Haleakala Highway would be necessary.

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There being no further questions or discussion, Vice-Chair Pontanilla adjourned the inspection at 3:12 p.m.

APPROVED:

  
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JOSEPH PONTANILLA, Vice-Chair  
Land Use Committee

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