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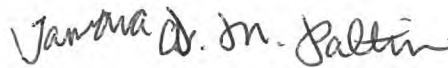
November 21, 2019

2019 NOV 21 PM 4: 03

OFFICE OF THE  
COUNTY COUNCIL

MEMO TO: Planning and Sustainable Land Use Committee

F R O M: Tamara Paltin, Chair



SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO RECOMMENDATION OF APPROVAL FOR A COMMUNITY PLAN AMENDMENT (CPA) AND CHANGE OF ZONING (CIZ) FOR THE PROPOSED MAALAEA AGRICULTURAL SUBDIVISION, MAALAEA, ISLAND OF MAUI, HAWAII; TMK: (2) 3-6-001:018 (CPA2018/0002) (CIZ 2018-0006) (PSLU-41)**

The attached informational document pertains to Item 41 on the Committee's agenda.

Attachment

**MINUTES**

**PLANNING COMMITTEE**

**June 17, 1997**

**Council Chamber**

CONVENE: 1:43 p.m.

PRESENT: Councilmember Alan M. Arakawa, Chair  
Councilmember James "Kimo" Apana, Vice Chair  
Councilmember J. Kalani English, Member (lv 4:43)  
Councilmember Patrick S. Kawano, Member (lv 2:37)  
Councilmember Alice L. Lee, Member (ar 2:58; lv 3:41)  
Councilmember Dennis Y. Nakamura, Member (lv 4:05)  
Councilmember Wayne K. Nishiki, Member

EXCUSED: Councilmember Sol P. Kaho`ohalahala, Member  
Councilmember Charmaine Tavares, Member

STAFF: Wayne Boteilho, Legislative Analyst  
Yvette Bantilan, Committee Secretary

ADMIN.: David Blane, Planning Director  
Bill Medeiros, Planner, Planning Department  
John Rapacz, Deputy Corporation Counsel

PRESS: Harry Eagar, The Maui News

OTHERS: Royce Jones, Geographic Decisions Systems International  
Dorothy Pyle, Chair, Cultural Resources Commission  
Roy Figueiroa, Makena Resort  
Clyde Murashige, Wailea Resort Company, Inc.  
40 others

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**ITEM 1 KIHEI-MAKENA COMMUNITY PLAN (C.C. 93-121, C.C. 94-348,  
C.C. 94-170 & C.C. 96-317)**

**ITEM 5 TECHNICAL STUDIES (C.C. 93-51)**

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CHAIR ARAKAWA: Will the Planning Committee meeting come to order. The purpose of today's meeting is to, is several fold. One is to do a digital graphic presentation. Mr. Royce Jones here will be doing that, and another is to go over



COUNCILMEMBER NISHIKI: In gray?

VICE CHAIR APANA: Both.

MR. MEDEIROS: This is 68A and this is 68B.

COUNCILMEMBER NISHIKI: Right there too?

VICE CHAIR APANA: It's two phases.

CHAIR ARAKAWA: It's two phases.

MR. MEDEIROS: Next item.

COUNCILMEMBER NISHIKI: Oh, okay, okay, I see now. Thank you. So what's the approximate or are you finding out, Wayne, on that? Okay.

CHAIR ARAKAWA: Okay.

MR. BOTEILHO: You know in this particular one we had separated it in to A&B because this A was the portion that Planning Department recommend it goes to Open Space. So that's why it was separated as oppose to 69B . . . excuse me, 68B which would be to expand the Project District. 68A was suppose to be Open Space as recommended by Planning Department.

COUNCILMEMBER NISHIKI: Okay.

CHAIR ARAKAWA: 68B Maalaea Village Expansion which is 650 acres. Zoning Ag, R-2, B-2, and Open Space. This is that area we just looking at. It's currently designated Single Family and Ag. The Planning Commission wanted to put this into Future Growth Reserve. CAC recommended Project District 11. Planning Department recommended Ag and Single--retain as Ag and Single Family. Kihei Community Association, Maui Meadows Community Association concur with the department and that's Ag and Single Family. Maalaea Community Association are opting for Project District 11. Maui Tomorrow, Future Growth Reserve.

Okay, our last item, item No. 69 Maalaea Mauka. This is approximately 175 acres. Current zoning Ag and Open Space. This is mauka of Honoapiilani Highway just north of Maalaea Harbor. It's currently in Ag. Planning Commission requested Future Growth Reserve. The CAC recommended redesignation to Single Family and Multi-Family. The Planning Department recommends retaining in Ag. The Planning Commission recommend redesignation to Future Growth Reserve. The Kihei Community Association, Maui Meadows Community Association recommend Ag. Maui Tomorrow, Future Growth Reserve.

# **MINUTES**

## **PLANNING COMMITTEE**

**July 1, 1997**

### **Kamalii Elementary School Cafeteria**

CONVENE: 6:10 p.m.

PRESENT: Councilmember Alan M. Arakawa, Chair  
Councilmember James "Kimo" Apana, Vice Chair  
Councilmember J. Kalani English, Member  
Councilmember Patrick S. Kawano, Member  
Councilmember Alice L. Lee, Member (ar 6:13)  
Councilmember Dennis Y. Nakamura, Member  
Councilmember Wayne K. Nishiki, Member

EXCUSED: Councilmember Sol P. Kaho`ohalahala, Member  
Councilmember Charmaine Tavares, Member

STAFF: Wayne Boteilho, Legislative Analyst  
Yvette Bantilan, Committee Secretary

ADMIN.: David Blane, Planning Director  
Bill Medeiros, Planner, Department of Planning  
Charles Jencks, Director of Public Works and Waste Management  
Stephanie Aveiro, Director of Housing and Human Concerns  
Ron Davis, Fire Chief  
Henry Oliva, Director of Parks and Recreation  
David Craddick, Director of Water Supply  
John Rapacz, Deputy Corporation Counsel

OTHERS: Bob Siarot, Engineer Program Manager, State Department of Transportation; Roy Figueiroa, Makena Resort, Co.; Clyde Murashige, Wailea Resort Company, Ltd.; Barry Rand, Wailea Resort Company, Ltd.; Chris Hart, Chris Hart & Partners, Landscape Architecture and Planning; Mike Munekiyo, Munekiyo & Arakawa; Mercer "Chubby" Vicens, A&B Properties; **Scott Nunokawa, C. Brewer Properties**; Jonathan Starr; Bert Van Engen, Kihei Lutheran Church; Helen Nielsen; Brian Miskae, Kihei Community Association; Lehua Clubb; Dale Clark; Vivian Clubb; Donna Abdill; Dorothy Williams, Maui Meadows & Homeowners Association; Ronald Beckett, Wailea Ekolu Condominium



And on the last, the second to the last column, what we have is we went and asked all the community associations in the Kihei area to comment on the matrix items, and what you have is a list of what the comments were by all of the various associations that were interested in that particular matrix items. The, um . . . if you look above you'll see the legend as to what community associations are and what we did is we listed the land use designation that they had wanted. For actual copies of what they sent us, if you want that that is available also. So we can give you the bigger version, but in order to make it in a more condensed form so that we could all see who was in favor of what and what land use designation, we put down initials and condensed it, but that information is all available.

The critical things I will mention is the land use is important, but the critical thing is to go over the text and to understand the direction, okay. This is where the heart and soul of the community plan is. Once we have found out and felt where you want to go with this, then we can make the land use decisions that are appropriate for this. Okay, Scott.

MR. NUNOKAWA: Planning Chair Arakawa, members of County Council (*change of tape*) . . . and also Mike Munekiyo from Munekiyo and Arakawa in case there are some questions you folks might have.

C. Brewer Homes is requesting that the Council consider and support a Project District status for the update to the Kihei Community, uh, Kihei-Makena Community Plan. The plan that we're referring to is I believe Matrix item No. 69 on your matrix and we have named this project Maalaea Mauka. The plan has changed significantly since the inception of the community plan update and so we kind of wanted to go over what the changes were.

Currently we are asking for a Project District status for 260 acres which is this entire area here. It starts approximately between North Kihei Road and Kuihelani Highway. This is Honoapiilani Highway running here. So it's mauka of the highway along West Maui mountains, extending down to basically the Maalaea Boat Harbor.

Our proposal calls for a low-density high-quality project with a long term build out of approximately 1,150 units. The density is approximately 4.4 units per acre, including both single family and multi-family units. Large amounts of parks, open space and buffers will provide our project with kind of low-density development that is, we feel is appropriate for Maalaea over the long term.

Recently under a cover letter to Council--I mean to Committee Chair Arakawa we submitted an updated concept plan for Council's review--and



if anybody doesn't have, I have some extra copies--that kind of describes a little bit more detail as far as our plan is concerned.

As most of you may be aware, our original plan had called for 175 acres containing about 850 units designated single family and multi-family. The density was approximately say the same at about 4.4 acres. We wanted to make sure the Council understood. We wanted to emphasize this that C. Brewer, uh, that the increase in the scope of this project will not accelerate its commencement or the absorption to the project. It merely will extend the final completion life of the project.

We have asked for these amendments based on conversations with various boards members of the Maalaea Community Association. We had originally not intended to, you know, extend or expand this project, but it was actually based on those conversations that led us to believe that it would be in the best interest of everyone.

Specifically the association had concerns with regards to traffic flow in and out of the project. Originally the project ended approximately right over here. We had one entry here and one entry here to the project, and they were concerned that we were consolidating quite a bit of traffic in an area that they had concerns with Maalaea Village coming along and the Maalaea Triangle that there would be excessive amounts of traffic congestion. So, by extending the project out further this way, we're able to connect up to either North Kihei Road or Kuihelani Highway here and by doing that pulling it further north and in addition to that been able to tie into existing and what will be signalized intersections. Kuihelani as you probably aware already is signalized. North Kihei Road, DOT has plans to signalize it by the year 2000.

Also in addition to that, uh, there, uh, the southern entrance to the project will also be with the signalized intersection in that this will be signalized in conjunction with the Maalaea Triangle Development. Therefore the vast majority of our generated traffic will either be able to be mitigated via turn lanes, acceleration/deceleration lanes and through an internal road network that we're creating through the project this way.

Also by extending the boundaries to what we believe will probably be the very long term ultimate size of the project, the community association felt that they'd be able to or the community would be able to develop a better planned community from a regional standpoint.

And finally with the Project District designation as versus single family and multi-family, the community association as well as the community at large will have more opportunities to provide constructive input during the approval process.



Now some of the question whether more lands are needed, uh, designated for residential development in the community plan and it is obviously clear that there's quite a bit of zoned or designated land in the Kihei-Makena area, um, what might not be so clear is that a lot of that land cannot and will not be developed because of either physical or economic constraints. Further an abundance of land, um, zoned land or, uh, is the best way to keep the cost of housing in check. And finally lands that is developed would need to be replaced in order to ensure an adequate supply. In general a seemingly abundance supply of designated land should not preclude logical proposals from being implemented.

And when you look specifically in the Maalaea area you'll find that there's very little zoned land. Despite current community plan that . . . 1985 version of the current community plan that calls for, um, to direct residential expansion into the Maalaea area.

In the context of the community plan update process, obviously it's prudent to review whether or not that development at Maalaea is still desired. Realistically it's our belief that the question has already been answered to a large degree. **Currently there are 563 condominium units and a small number of single family homes in Maalaea area.** There's also commercial harbor and a few small stores and restaurants. Commercial development including a marine aquarium, uh, quite a few retail stores and restaurants are already on the way and there's likely, the likely expansion of Maalaea Boat Harbor will probably soon become reality. Therefore we feel **it's appropriate to start planning, um, to provide opportunities to all segments of the community including long-term low-density single family and multi-family housing.**

We further feel that Maalaea is the logical location for residential growth. It will provide further diversity of choice for Maui residents, it's located at the hub of Maui's three major employment centers and therefore is ideal for multiple income families that are employed in two or more, um, of those employment centers. Maalaea area provide, clearly provides a multitude of recreational opportunities for resident and, residents to enjoy. The current plan as I mentioned recognizes the benefits of residential growth in Maalaea area as does the Citizen Advisory Committee report. The Planning Department and the Planning Commission also recognize that residential development in Maalaea is a logical growth pattern at some point.

Others have also questioned the timing of the project. C. Brewer Homes when they formulate land use plans, try to look at it community needs in the 70 to 20 year and beyond planning horizon, and we've done so with

Kihei-Makena Community Plan as well and we base the planning on the following principles. First of all the belief that Maui's population, the economy requires diverse opportunities to accommodate residential growth. The experience of long-term advance planning is necessary to accommodate that growth and improvement of quality of life. The experience that the lengthy land use approval process must begin well in advance of actual needs and actual development timing. And finally the belief the key criterion for the, uh...locating the expansion, uh... expansion to improve the quality of life include the desirability of the site obviously, climate, outlook, proximity to facilities, the costs of that infrastructure, um... and community expansion... preserves assets and helps mitigate existing problems in the community. It's with these principles that we feel that the highest feasibility as far as quality of residential life is capable of being performed.

What we do know about at this time about our proposal is that based on the planning time frame that this plan can't be accomplished in the next five years. In fact given the planning process and approval process necessary to create a master plan community, our best estimate is this proposal or any proposal of our master plan community will take a minimum of 7 to 10 years from appropriate, uh... community plan designation to see the initial phases of the community. It's for this reason that we believe that the proposal for Future Growth Reserve created in the Planning Commission stage of the process is less than optimal for, in this instance. Future Growth Reserve speaks of and I quote "the possible areas of urban growth that will occur beyond the 10 year time frame of the current plan." As indicated if our plan for, if our planning for infrastructure development began today, the majority of our infrastructure development would, uh, implementation would go beyond the 10 year time frame and the Future Growth Reserve refers to.

In light of the time needed to plan and obtain approvals and the start of the master plan community, uh... to start a master plan community like Maalaea Mauka, the Future Growth Reserve just does not provide the kind of commitment that landholders need to move forward and allocate the enormous resources as Chubby had mentioned, uh, associated with any kind of plan, master plan community.

C. Brewer's proposal also provides additional benefits that should not be overlooked. The project will, in conjunction with others, help solve existing infrastructure problems in the area on a regional basis rather than piecemeal similar to what has occurred in the Kihei proper.

Items like sewage treatment, drainage and water storage and distribution, are best handled with large entities. Open space and parks will be abundant within the Project District. Our parks area and open spaces in



the area of about 27 acres. Access, trail access to the Old Pali Trail and the continuation of the South Maui Heritage Corridor would be enhanced in conjunction with the development of the project as well as bike paths will be a part of the plan. In addition the development will increase the County tax bases while having a minimal effect on agriculture as this land is considered least productive in terms of general agricultural standards. At this time the land lays near fallow although efforts to find way enhance the productivity still continue.

One of the benefits of a master plan community is that most instances you're dealing with large landholders with deep roots in the community. This is especially true with C. Brewer. C. Brewer has a history of quality development throughout the State, particularly on Maui, where the developer of Wailuku Heights, Millyard Business Park, Iao Parkside, Waiolani and most recently our ongoing project of Kehalani, the master plan community of Kehalani. C. Brewer controls the land and water resources necessary to sustain quality long-term development including provisions for parks and open space and the context of these master plans. We have the resources, managerial experience and commitment to the community, and a proven track record to meet the desires and needs of Maui community.

In the Planning Director's amended report to the Planning Commission dated October 27, 1993, the Director accurately clarifies the planning, uh, community plan as a guide to government--oh, excuse me, as a guide to government not zoning. From a planning standpoint, the community plan is the first step in the planning process. Council and community will have many more opportunities to look at the concept and timing behind a proposal before it's actually being approved for development. For landholders the community plan designation is imperative first step in any well planned community. Without government's acknowledgment, the development is desired. The prudent landholder just cannot justify the huge economic and resource commitments needed to take the master plan community to the next step.

The community plan designation provides that needed regula . . . regulatory feedback to make that commitment and it's for these reasons that we would ask that County Council include Project District status for the Maalaea Mauka Community in the current community plan update. Thank you. If you have any questions, we'd be happy to answer them.

CHAIR ARAKAWA: Committee members, any questions? If not, thank you, Scott. Because of the heat and because we've been listening to this for about an hour, I'm gonna call a five minute recess so all of you can stretch a little bit, go outside get some fresh air.

**RECESS:** 7:08 p.m.  
**RECONVENE:** 7:18 p.m.

Call the meeting back to order. What I'm going to try and attempt to do is we're going to have testimony and I have approximately 37 people signed up to testify. What we're gonna do is . . . every, you have three minutes to testify and what I'm going to do is ask Wayne to hold up this sign that says three minutes. I don't want to interrupt if you're concluding your testimony. Now out of courtesy to everyone who has signed up, we're gonna hold you pretty much to the three minutes. If your testimony is long and you wish additional times, yeah, just let me know and then we will put you in the back of the rotation so that you can come up and complete your testimony. We'll give you another three minutes there. But when this sign is flashed, please if you would try and tie up your testimony in about 30 seconds. Now, when you come up, if you are speaking on a particular matrix no., would you please mention that matrix no. For the record, state your name, matrix no., then give your testimony. When Wayne flashes you this sign, it'll give you an idea when your three minutes are up. Try and tie it up within about 15 seconds or so that way I don't have to interrupt. If you need more time, you feel you need more time just tell me, we'll put you in the back of the list and then you can come back later to give that testimony. For the record we have seven, we've received seven pieces of testimony that are written and each of the Council members have that. So is there any objection to accepting that testimony?

COUNCIL MEMBERS VOICED NO OBJECTIONS. (ex. SK, CT)

CHAIR ARAKAWA: If not, thank you. The first person to testify will be Jonathan Starr. What I will do is I will call the first person who's testifying, I will call a second name so that person can be ready to testify after the testifier. Okay, the next person will be Bert Van Engel . . . Engen. I'm sorry and I apologize if I butcher the names. Jonathan.

MR. STARR: Okay, uh, Councilman Arakawa and Councilmen and friends, I have a lot of concerns about our small island and our infrastructure and systems to be able to absorb this kind of growth, but I wanna speak about one particular point which I feel is really very, very critical. It affects the general text as well as Matrixes 1, 5, 11, 12, uh, 28, 68 and indirectly a few more, and that is regarding beaches and what's happening with them.

We're losing our beaches very, very rapidly. And since our economy is now primarily tourist economy and moving more in that direction, if we don't have any beaches it'll be a really difficult situation 'cause that's what