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MAUI PLANNING COMMISSION
COUNTY OF MAUI
JUNE 22, 2010

REGULAR MEETING

Held at the Planning Department Conference Room,
First Floor, Kalana Pakui Building, 250 South High
Street, Maui, Hawaii, commencing at 9:03 a.m., on June
22, 2010.

Reported by: Tonya McDade
Hawaii Certified Shorthand Reporter #447
Registered Professional Reporter
Certified Realtime Reporter
Certified Broadcast Captioner

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ATTENDANCE

COMMISSION MEMBERS PRESENT:

Jonathan Starr, Chair
Jack Freitas, Commissioner
Kent Hiranaga, Commissioner
Ward Mardfin, Commissioner
Lori Sablas, Commissioner
Warren Shibuya, Commissioner
Orlando Tagorda, Commissioner

STAFF PRESENT:

Kathleen Ross Aoki, Director, Department of Planning
Ann Cua, Deputy Director, Department of Planning
Clayton Yoshida, Current Division, Department of
Planning
Erin Wade, Planner, Department of Planning
Joe Prutch, Planner, Department of Planning
Michael Miyamoto, Department of Public Works
James Giroux, Deputy Corporation Counsel
Carolyn Takayama-Corden, Commission Secretary

VIDEOGRAPHER:

Kenny Hultquist, Akaku

PRESENT FOR ITEM B1, NEW BUSINESS:

Charles Jencks, Honua`ula Partners, LLC
Tom Schnell, PBR Hawaii
Gwen Ohashi Hiraga, Munekiyo & Hiraga
Aki Sinoto, Aki Sinoto Consulting
Kimokeo Kapahulehua, Hana Pono, LLC
John Ford, SWCA Environmental Consultants
Steve Dollar, Marine Research Consultants
Tom Nance, Tom Nance Water Resources Engineering
Keith Niiya, Austin, Tsutsumi & Associates, Inc.
Tom Holliday, The Hallstrom Group, Inc.
Barry Toyota and Lance Oyama, Wilson Okamoto

1 JUNE 22, 2010

2 TRANSCRIPT OF PROCEEDINGS

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4 CHAIR STARR: ...(gavel)... Good morning,
5 everyone. I thank everyone for coming. This is the
6 Maui Planning Commission. Today is June 22nd, 2010. I
7 wanna thank our Planners and our Commissioners for
8 making it in. We have with us Commissioner Jack
9 Freitas; Commissioner Orlando Tagorda; Commissioner Ward
10 Mardfin, all the way from Hana; James Giroux, he's our
11 Corporation Counsel, he represents the Commission; I'm
12 Jonathan Starr, I'm the Chair; Clayton Yoshida, who runs
13 the Current Division, is here representing the Director;
14 Commissioner Warren Shibuya; Commissioner Lori Sablas is
15 with us; Carolyn Takayama-Corden is the Secretary to the
16 Commission; Deputy Director Ann Cua is wearing her
17 planner hat today. And I'd like to welcome everyone
18 else.

19 Before we start with our agenda items, we'll
20 open up for public testimony on any agenda item. The
21 public is more than welcome to testify on any agenda
22 item. They can either testify before the agenda -- any
23 agenda items are called, which will be now, or at the
24 time when that agenda item is under deliberation, but
25 before action by the Commission.

1 development, what type of mitigations are you planning
2 to have, besides swales, for noise?

3 MR. JENCKS: Well --

4 COMMISSIONER SHIBUYA: Slower traffic?

5 MR. JENCKS: That would be the ideal
6 situation.

7 COMMISSIONER SHIBUYA: Yeah.

8 MR. JENCKS: There -- along -- in the zoning
9 conditions, in 1998, you'll find provisions for not only
10 buffers adjacent to Maui Meadows -- which, by the way,
11 is 100 feet wide, the buffer along Maui Meadows -- but
12 also buffers along the right-of-way for the Piilani
13 Highway. So we have an adequate, and I think it's a
14 minimum of 25 feet in buffer between the highway
15 right-of-way and any adjacent dwelling units. So that
16 -- I mean, that's the primary and best way with either,
17 you know, topographic features or landscaping to buffer
18 the noise from those residences.

19 CHAIR STARR: Okay. Other areas of
20 questioning? Commissioner Mardfin?

21 COMMISSIONER MARDFIN: If we're dealing with
22 traffic, I was gonna bring this up at a later point, but
23 the 250 houses that are not gonna be built onsite have
24 traffic considerations, runoff considerations, all sorts
25 of other things -- and I don't know whether we should

1 bring this up as a separate topic or kind of shoehorn it
2 in now, but will your Final EIS deal with traffic
3 impacts and other sorts of considerations for those
4 extra 250 homes?

5 MR. JENCKS: Directly to your point,
6 Mr. Mardfin, the traffic impacts for the Kaonoulu Light
7 Industrial Subdivision, which is at the north end of
8 Kihei, which straddles the Kihei-Upcountry Highway, the
9 traffic impact assessment report that was done for the
10 large lot subdivision that broke out the parcel for the
11 affordable housing project itself, as well as the other
12 uses, accounted for those traffic impacts. And the
13 design of the improvements account not only on Piilani
14 Highway, but the design of the highway up through the
15 middle of the property accounts for the signalization
16 and the traffic capacity needed to serve those units

17 COMMISSIONER MARDFIN: So you're saying this
18 EIS does in fact include those extra --

19 MR. JENCKS: This EIS does not. That's a
20 separate project. But it has been evaluated by State
21 DOT and approved.

22 COMMISSIONER MARDFIN: Thank you.

23 CHAIR STARR: Next area, Members. I want to
24 ask about the multi-family that's going in next to Maui
25 Meadows. I know there's some concern about much more