

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
APRIL 24, 2015**

**APPROVED 05-22-2015**

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Bill Mitchell, Chair, at approximately 1:00 p.m. Friday, April 24, 2015, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

A quorum of the Agency was present. (See Record of Attendance).

Mr. Bill Mitchell: Call today's meeting of the Maui Redevelopment Agency to order. It's April 24<sup>th</sup>, 2015. In attendance this afternoon is Carol Ball, our new, new board member, Frank De Rego, Jr. Thank you Frank. It's wonderful to have Frank here this afternoon. Don Fujimoto, Jonathan Starr, myself, Bill Mitchell. We have our Corp Counsel here, and our staff planner, Erin Wade, right there.

First off we'll open up the microphone to public testimony. Anybody that would like to testify on an agenda item may do so. You have three minutes to share your thoughts with us either now or you can do so at the time the agenda item comes up for discussion. We do have one testifier signed up here. Would you like to testify now, Lawrence? That would be wonderful. Lawrence Koss. Koss.

**B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Maximum time limits of at least three minutes may be established on individual testimony by the Agency. More information on oral and written testimony can be found below.**

Mr. Lawrence Koss: It's not to testify. I'll just speak briefly. It's not related to an agenda item.

Mr. Mitchell: Okay, thank you.

Mr. Koss: The process as a whole. Shall I pass this out to the members of the committee?

Mr. Michael Hopper: Just as a note, if this is not related to an agenda item, I mean, generally testimony doesn't have to be allowed. But if testimony is allowed there cannot be any further questioning or discussion on the item since it's not on the agenda. It would have to be moved to the next agenda.

Mr. Mitchell: It can be informational only.

Mr. Hopper: Generally we would –

Mr. Mitchell: Or no?

Mr. Hopper: I mean, if, that's getting into the discussion on the item, generally, so I mean, if you want to put that on a future agenda item, that's fine. But, usually allowing the person to speak is allowed by the OIP in their opinions, if, if that's allowed by the board. It doesn't have to be. But if it is, then the members cannot discuss that item because the sunshine law is actually pretty strict about discussion about non-agenda items without acting to amend the agenda.

Mr. Mitchell: Correct. Right. So we won't discuss it. We can hear the three minute testimony?

Mr. Hopper: Yes. That's generally, the testimony and then you can discuss putting it on a future agenda.

Mr. Mitchell: Got it.

Ms. Carol Ball: But we can ask questions, is that correct? We cannot?

Mr. Hopper: I'd advise, I'd advise against asking questions –

Ms. Ball: Okay.

Mr. Hopper: -- in the case of a -- if this is clearly not related to an agenda item. Maybe it will be, but –

Ms. Ball: Okay. Great. Thanks.

Mr. Mitchell: So we can -- please, please proceed with your three minute testimony and then we can –

Mr. Lawrence Koss: -- decide from there.

Mr. Mitchell: -- decide if we want to put that on our agenda. Yes.

Mr. Koss: My hope is that you'll find this contextual for all items, you know, going forward. So my name is Larry Koss. I live a block from here. Rear in my backyard, the beginning of -- actually, they'll be building a 133 two-story townhouses about 25 feet from back door. So I've given you a document that I've been working on for about three months. And I'll point to something in there that might be of interest. I'll also leave this with the, with the committee if it might be of interest. I produced this in '96, this document in '96, when I was living in the San Juan Islands and we delivered this to every box holder on the island. It's been a concept of sustainability for . . . (inaudible) . . . and my experience is that the term is not, not really understood. Most people don't understand what it is in whole terms. And after even producing this, I don't use the term very much. My term is whole community well being, and we can't really manipulate that. It's either the whole community well being or it's not. And so that's kind of where I go and so it's pretty well describe here 20 something years ago, and I'll leave that

with the committee. If there's not interest in it when, when, after you've seen it, anyone want to return it, I'd love to have it back because we put a lot of money and time in it.

Just briefly if you'll turn to page 8 in the document that I just gave you. When the dust fence went up behind my house. First it was the rat traps, and then there was a big machine that came along and took out 35 feet of my producing Lilikoi and my papaya and the rest of that. And then the dust fence, 12-feet high. So now I don't see Haleakala, I don't see the valley, and I get to listen to some earth moving equipment that's making my house shake, right. So I'm getting the experience up close and personal. But if you look on this page, I, I somehow came across the numbers of planning permits for Maui County. And if you look at this in terms of, down at the bottom, it shows you the totals. We've already committed to 11,011, and we have another 6,900 that are partially entitled. So you've got at total of 17,911. And what I understand would be \$450,000 and up homes. When you do the math on that, you multiple the number of cars, 2.3 or 2.1 is the average number of cars, nationally. We get, that's 25,105 are for the ones that are committed, and another 15,000. You're looking at 40,837 more cars. I can't imagine Maui with 40,000 more cars. I really can't. And it's also -- and there's been tons of carbon emissions, and the additional number of people down below. It would raise Maui's population by one-third, right.

And, so I'm not sure, and I've had a fair amount of experience with planning departments, and even with the State Department of Planning of Washington. And I'm not sure that when we do, what we call -- what we call development, I'm not sure it's development. It has . . . (inaudible) . . . right? And there's very -- I don't think the numbers are being looked at in advance of signing off of some of these so that's kind of --. I've provided this as a little bit of . . . (inaudible) . . .

Mr. Mitchell: Okay, thank you. I have a question for staff. I, I don't believe that area is within the MRA district. Is that correct Erin?

Ms. Erin Wade: . . . (inaudible) . . .

Mr. Mitchell: So...the area that you're talking about is not really within our purview.

Mr. Koss: My backyard?

Mr. Mitchell: No. It's not. The MRA district, and, we have a map. Erin can share with you.

Mr. Koss: Okay.

Mr. Mitchell: That's not part of the area that we --

Mr. Koss: Have any govern.

Mr. Mitchell: -- any govern or any involvement in it.

Mr. Koss: Okay.

Mr. Mitchell: But, but, we thank you for sharing the information.

Mr. Koss: Okay. Thank you.

Mr. Mitchell: And I guess, maybe, contacting the planning department.

Mr. Koss: Well, I'll be presenting to the planning department and also Council.

Mr. Mitchell: There you go. That's perfect.

Mr. Koss: I'm crossing my t's here.

Mr. Mitchell: Yeah. Great. Thank you so much.

Mr. Koss: Thank you.

**C. INTRODUCTION OF NEW MEMBER -- FRANK DE REGO, JR.**

Mr. Mitchell: Alright, next on the agenda, we'd like to welcome our new member, Mr. Frank De Rego, Jr. You were assigned a, is it a five-year, it's it a five-year term?

Mr. Frank De Rego, Jr: Yes.

Mr. Mitchell: Five-years. Five years.

Mr. De Rego, Jr: I should be fully gray by then.

Mr. Mitchell: Well, well, thank you so much for volunteering to take your time and --

Mr. Jonathan Starr: I was eight when I got on.

Mr. Mitchell: Yeah, and we'll never let him off. I don't know of --. I guess Erin can bring you up to speed on all the projects that are current, and we'll talk, speak to some of them that are on the agenda at the end of the meeting. But if you have any questions, Erin is really our go to person. She is the keeper of all knowledge, all projects, and all history, so we rely on her heavily to get us through all these different items. But we do have some excited things that have happened in the last couple of years. This has been a very active board...in projects outside of just the meetings, but following up with policy makers, people in departments, and it's been a really good team effort so we're very excited to have you as part of this group.

Mr. De Rego, Jr: Glad to be here. Thank you.

**D. ELECTIONS OF OFFICERS FOR 2015-2016 -- CHAIR AND VICE-CHAIR**

Mr. Mitchell: We'll move to, oh, I guess it is, this is the new, this is part of the 2015-2016 year for MRA so we have to go to elections of officers.

Mr. Starr: Mr. Chair, before we move on, it's related to the transition and welcome.

Mr. Mitchell: Yes?

Mr. Starr: Did we say goodbye to Tom?

Mr. Mitchell: We did, and we gave him a certificate of appreciation, I think. Didn't we? And...yes, that's what I recall.

Mr. Starr: Okay.

Mr. Mitchell: But, yes, thank you for asking. So item agenda D will be for the elections, election of officers for this coming year of the MRA, 2015-2016, for Chair and Vice-Chair. I don't remember how we've done this in the past.

Ms. Erin Wade: First you generally take in nominations for the Chair position, and then if anyone wants to make a statement about accepting or declining a position they're welcome to, and then the board selects. And then you do that same process for Vice-Chair.

Mr. Mitchell: Okay. Thank you. So, would anyone like to make a motion for the Chair?

Ms. Ball: Mr. Chair, I nominate Don Fujimoto for Chair.

Mr. Mitchell: Thank you. So we'll take a vote.

Mr. Don Fujimoto: Mr. Chair, I nominate yourself.

Mr. Mitchell: Oh, we have another nomination. Okay. So there's two nominations on the floor. We take a vote on both of those?

Mr. Starr: Mr. Chair, I move the nominations be closed.

Mr. Mitchell: Thank you. The nominations are closed.

Ms. Wade: Would the nominees like to make a statement?

Mr. Fujimoto: I would.

Mr. Mitchell: Please. Please.

Mr. Fujimoto: I would rather not be Chair.

Mr. Mitchell: I'm happy at the discretion of the rest of the board to be Chair or Vice-Chair, whichever.

Mr. Fujimoto: But I appreciate the nomination.

Mr. Mitchell: I don't care.

Mr. Starr: Mr. Chair?

Mr. Mitchell: Yes sir.

Mr. Starr: Can I speak to, to the nominations?

Mr. Mitchell: Yes please.

Mr. Starr: I think Don would be a great Chair, but it doesn't sound like he's really anxious to do it. Bill has been an exceptionally good Chair, and I'm happy to see him continue. I'd also be happy to see Don, but it sounds like the enthusiasm factor perhaps . . . (inaudible) . . . Bill whose really done a great job, and I've been proud to work with him.

Ms. Ball: Mr. Chair, may I –

Mr. Mitchell: Yes, please.

Ms. Ball: -- make a comment? I, considering Mr. Fujimoto's concerns about, about serving, not ability wise, but desire, I will defer to his desire and certainly support Bill who has done a fantastic job. Thank you.

Mr. Mitchell: Thank you very much. Any other discussion? We take a vote? Go ahead and take a vote. All those in favor of –

Mr. Fujimoto: Bill?

Mr. Mitchell: -- myself as Chair? It's unanimous. I'm chaired again for the coming year, and this is my last year so you can no longer chair me. Chair for life. We also need a Vice-Chair. Would anyone would like to make a nomination for –

Ms. Ball: Mr. Chair?

Mr. Mitchell: Yes?

Ms. Ball: I'd like to nominate Don Fujimoto for Vice-Chair.

Mr. Mitchell: Thank you very much. We have a nomination of Mr. Fujimoto. Any other nominations? Seeing none, any discussion? Yes, Mr. Starr?

Mr. Starr: I would like to express my support for Don Fujimoto who has really served well in the past and will serve with greatness in the future.

Mr. Mitchell: Well said. Any other discussion? We'll take a vote. All those in favor of Mr. Fujimoto as Vice-Chair for the coming year? It's unanimous. All things stays the same in the universe. Everything is good. Thank you very much.

**After nominations were duly taken and discussion ensued, the following were elected -- Bill Mitchell for Chairperson and Don Fujimoto for Vice-Chairperson -- for the 2015 - 2016 board year.**

**E. APPROVAL OF THE MINUTES OF THE MARCH 27, 2015 (transmitted to members via e-mail)**

Mr. Mitchell: So we will roll on and continue on with today's agenda. Item E would be approval of minutes for March 27<sup>th</sup>, 2015. If you've seen those, any comments...or discussions related to those minutes? Seeing none, would anybody like to approve those minutes?

Mr. Fujimoto: So move.

Mr. Starr: Second.

Mr. Mitchell: If there's no discussion, all those favor? Aye. So approved and moved those minutes of March 27<sup>th</sup>, 2015. Alright.

**It was moved by Mr. Don Fujimoto, seconded by Mr. Jonathan Starr, then unanimously**

**VOTED: to approve the March 27, 2015 meeting minutes.**

**F. PUBLIC HEARING**

- 1. Lisa Yoshida requesting a variance on behalf of Toma-Drayson CPA, LLP located at 30 Maluhia Drive, from Maui County Code 16.13.140.G and Uniform Fire Code 1997 Sec. 902 to permit the intensification of use from residential occupancy to commercial office use in an existing structure on a substandard roadway. Applicant is requesting a variance from the requirement to improve Maluhia Drive to meet the required 20 foot pavement width. TMK (2) 3-4-012:007. (MRA 2013/0006)**

- a. Public Hearing**
- b. Action**

Mr. Mitchell: Down to Item F, Public Hearing. Erin will bring us back up to speed on this agenda item. It has some history and...give us the, the current, the past, and the future possibilities.

Ms. Wade: Okay. As is standard with variance applications, I'll give you a brief introduction and then ask the applicant if they would like to make any comments, and you would be able to ask maybe some minor questions. And after that you'll open the public hearing for comments. Following that, close public hearing, and discussion can take place on the matter.

Mr. Mitchell: Thank you.

Ms. Wade: So just in brief, this is a variance request from Lisa Yoshida who's at Toma-Drayson CPA at 30 Maluhia Drive. The variance request is to the Maui County Code, Chapter 16.13.140 basically for the road width requirement. The street at Maluhia Drive in its entirety does not meet the 20 foot minimum road width requirement as described in the Fire Code. And I'll ask the --. Actually the width of Maluhia does vary from the intersection of Main as it turns around the bend coming out again at Central. At it's widest point, it is almost 20 feet. It's about 18 feet 6 inches. And at it's narrowest point, it is 16 feet. So I can, I'll ask the applicant -- and you folks have my full staff report -- so I'll ask the applicant if they have any comments they'd like to make. And I think she's got photos and videos.

Mr. Starr: Before we proceed, Mr. Chair?

Mr. Mitchell: Yes.

Mr. Starr: I'd like to disclose that I'm a major property owner on Maluhia, and...I don't really believe that necessarily means that I need to recuse myself. But I do want to disclose that. I don't know if Counsel has any comments. I'd be happy to hear them or any concerns.

Mr. Hopper: Do, do you think that would in any way would impair your objectivity or your ability to vote based on the standards and criteria in the, in the Code?

Mr. Starr: No, sir.

Mr. Hopper: Okay. Then I don't believe you have to recuse yourself...if the only issue is that you own property in the same area.

Mr. Starr: I do feel better disclosing it.

Mr. Mitchell: Then I'd also like to disclose that the Yoshida's are neighbors of mines in Pukalani.

Mr. Hopper: Again, I presume doesn't -- okay.



Ms. Ball: I'd like to disclose that I've know Lisa Toma since she was a little girl.

Mr. Hopper: Yeah, as long as -- I mean, the ethical issue would be do you believe that would impair your ability to objectively review and determine the application based on the criteria in the Code.

Ms. Ball: It would not.

Mr. Hopper: If it would, and a disclosure is always a good idea, and having it on the record, I think, is helpful.

Mr. Mitchell: Okay, thank you. Erin? Or David?

Mr. David Yoshida: Good afternoon. I have to disclose this is probably the first time Bill's ever seen me dressed like this. I'm usually not. So just in introducing this --. Yeah, I'm David Yoshida. I'm Lisa's husband. I was going to throw some numbers around and stuff, but I found out that my wife video taped the recruit class doing their driving training on that street. So I've been a fire fighter for 20 years, and just a few of the numbers I was going to throw out is measuring that street coming in off of Main varies from 18 ½ feet to 20 feet, so that's the street that would be used for access and egress for fire considerations. A typical fire engine is eight feet wide, so even at its narrowest point of 18.6, that still leaves you over 10 feet of, of space to get in and out of there. So those are the numbers I'll throw at you, and pictures worth a thousand words. They were doing their training and Lisa ran out there and taped this with her phone. So you can kind of see these are actually brand new fire fighter recruits with fully unseasoned, no experience driving a fire engine and they're going in this street and they're actually making the turn onto Central which narrows down to 12 feet. But for access and egress to our office they would never make that turn. They would go in and back out. So these guys are able to do it. And in addition to the access and egress, we took what use to be the backyard and made a 20 foot driveway and it's, you can actually turn a fire engine around in there. So we've actually created a turn around point where one never existed before so...actually increased egress. Yeah, so this is, this is the turn that goes on to the street, where it joins Central, so this is at its very narrowest point, and, and they're able to pull it off.

Mr. Mitchell: Okay. Any questions for the applicant from members?

Mr. Yoshida: Thank you.

Mr. Mitchell: Thanks David. Seeing none, we can open up the hearing to public testimony if anyone would like to testify. Seeing none, we'll close public testimony. Any discussion? Mr. Starr?

Mr. Starr: Mr. Chair, I would like a little more clarity -- and please pardon my denseness on this -- why are we here and what are we deciding on and what are the criteria?

Ms. Wade: Sure. Let's turn to the staff report. Essentially what is being asked is can we allow

the property at 30 Maluhia to get a variance from the Fire Code's requirements to have a 20 foot minimum roadway width in order to -- and to essentially to allow the intensification of use. The original use of the property was residential. So at the time that the use change occurs, full code compliance is required. They've been able to meet all other code requirements. This is the last remaining obstacles and...that they've been trying to meet. So in, in terms of the analysis, page 5 talks about what the, what the criteria would be for approving a variance. The four criteria, and they only have to meet one of the four. Site topography makes full compliance impossible and impracticable. (B), local practices and customs that are long established in the area ensure the continued market acceptance of the variation. (C), the design and plans of the site incorporate improved or compensating features that will provide equivalent desirability and utility. And (D), the project will further eliminate the - further the elimination of slum and blight, and for the visions and principles of the plan.

In the staff report you can see that we believe that the application meets a couple of the criteria. Actually, B, C, and D, so be in the sense that road has been used and continues to be used with improved properties and changes of use along that street. That it's, that a compensating feature has been provided onsite for the fire truck turn around. And that, that in the, in the rear of the Maluhia, that, basically on that leg, there has been quite a bit of properties challenged by slum and blight, so this does improve that, and they have made significant improvements to the property which improves the neighborhood.

Ms. Ball: Mr. Chair?

Mr. Mitchell: Yes Carol.

Ms. Ball: I would like to speak to that as well. I read the report with great interest. It's an elaborate report, and the recommendations are clear. Certainly the video speaks for itself as far as the turning radius and the ability of the fire trucks to get through, which I think was a major concern. So, I, it certainly is going to get my vote as far as the variance is concerned. Thank you.

Mr. Mitchell: Thank you. Any other discussion or comments? Yes, Mr. Starr?

Mr. Starr: Are, are you ready for a motion?

Mr. Mitchell: If you'd like to make one, yes sir.

Mr. Starr: Okay, Mr. Chair, members, I move that...we...approve the...are we approving the variance or recommending approval of the variance?

Ms. Wade: Approving.

Mr. Starr: Approve the variance per the staff recommendation with conditions 1 through 7, and ...as a justification pursuant to 30.16.080, the justification for variation are based on points (B), (C), and (D).

Mr. Mitchell: Do I have a second?

Ms. Ball: Second.

Mr. Mitchell: Any discussion? Seeing none, we'll take a vote. All those in favor? So that's approved unanimously. Thank you very much.

**It was moved by Mr. Jonathan Starr, seconded by Ms. Carol Ball, then unanimously**

**VOTED: to approve the Department's Report and Recommendation as presented.**

## **G. OLD BUSINESS**

### **1. Continued discussion on updates to the Wailuku Redevelopment Area Zoning and Development Code**

Mr. Mitchell: Alright moving on the agenda to, second page, Old Business. Is that right? Old Business. We want to have a continued discussion on updates to the Wailuku Redevelopment Area Zoning and Development Code. We've made some...couple, had a couple of meetings with discussion on that. Erin, do you want to brief us on where we last left?

Ms. Wade: Sure, basically the discussion for the discussion for the Zoning and Development Code has been that we will review chapter by chapter and revise and update. Last time I brought you the Business Multi -- no -- the commercial mixed use district. Today I brought maps for all of you that show the zoning because I thought it would be easier to conceptualize what we're talking about if you have the map. I don't have an updated chapter for you. It's been a very busy month with budget and lots, lots of moving pieces this month. But the thing that we talked about last month was instead of just basically updating the Zoning and Development Code, that we would include some components of either form based zoning or hybrid combination. If you remember Morgan Gerdel came and provided some testimony. I followed up with him about having a discussion with the AIA planning committee about the updates of the Zoning and Development Code.

So there are two codes, and I think, rather than go in depth with them today, what I would like to do is provide you links to them, maybe via Dropbox. But the two codes that I think would be -- this was the research that I did essentially I did this month. There's two codes that I'd like to utilize. One is actually the Research and Tech Park's most recent form based code because it's been vetted through our Corporation Counsel, and the format has been determined to be useful and this gives us a good point of beginning. Also we have the editable version of the document, so that's always nice. We're not starting from scratch. So I can put this in a Dropbox file for you folks to review. Essentially there's, there's two chapters which is, it's a lot. But the two chapters that would essentially be the most helpful for you to understand is, first,

is the controlling plan. And this is, this is used throughout form based codes where you identify key streets, and you define the character of the street, and you describe that the land use and the form that would occur along that street. So taking this map, what we would do in the next sections would be maybe identify a hierarchy of streets or even I could make a proposal to deliver to you that we can discuss, the hierarchy of streets, and what each of those could and should look like moving forward.

Of course the Research and Tech Park's physical build out is much different than what we would anticipate for Wailuku town, but the Columbia Pike which is the special revitalization district, this is actually the longest tested form based code so far. It was done for Arlington, in Virginia. This one, it's been updated three times since it was originally adopted, and has been in the works now for almost 15 years, so this is a good road tested document and it's objective is urban redevelopment which is what our objective is. So I think combining these two is going to give us sort of the best path forward. I did review Honolulu's TOD code very extensively. It's, it's...personally I don't think it's as form based as you folks were describing. It's much more Euclidean zoning, so I think this might be a better direction to go in.

And then I just wanted to describe to you what would happen following the update. So the path that we have discussed would be instead of the Zoning and Development Code being a stand alone code as it is now, it would be pulled in to the Maui County Code as, just as the Research & Tech Park section is. So it would be special district in the Zoning Code, like the Research and Tech Park is.

Mr. Mitchell: It would be like a project district.

Ms. Wade: Yes it would. And because, you know, the County knows well how to handle that, and I think that, that would probably be the best path forward so. And then we also have the model already done for us. So if, I don't have a whole lot of discussion or review, but I'm happy to receive feed back on it today. But I don't have a product. Otherwise, it would have come out with the packets.

Mr. Mitchell: Mr. Starr?

Mr. Starr: I, I have a question for Erin. Which is about how the community plan uses stacked under the current Euclidean basis. In other words, like, we're looking at the core and that's almost all that kind of bright red which is commercial. So, you know, how does that stack or how does it stack in the areas that are multi-family or business multi-family right now.

Ms. Wade: What's interesting for the redevelopment area specifically, the Zoning Code matches the Community Plan almost identically. So it's, it's -- in fact, this is the community plan map, right? We, we, we don't, as you know, we don't actually have printed zoning maps. We're working towards it, but this by in large is what is used for the zoning map for Wailuku town.

Mr. Starr: So it's considered 100% consistent.

Ms. Wade: 100% consistent. Yes. With the exception -- I have to clarify one thing -- with the exception of parks and open space. That designation has not been made consistent throughout, so that's the only thing that, that still needs to be modified. But we can do that with this as well.

Mr. Starr: But, I mean, what's allowed, what's allowed in commercial or multi-family or –

Ms. Wade: So the way –

Mr. Starr: -- business multi-family? Like, how –

Ms. Wade: The way this map tracks, with the Zoning and Development Code, right now, is, what is shown as commercial is our commercial mixed use district in the Zoning and Development Code. What is shown as business multi-family, we actually have district called Business Multi-Family District.

Mr. Starr: And then we have a list of uses?

Ms. Wade: Yes we do. Yes, exactly.

Mr. Starr: So they don't necessarily include all the uses, like, below them.

Ms. Wade: In the community plan? They don't in the community plan. In the community plan, it's generally describes what a Business Multi-Family land use category would include. And then we have taken the same land use category and put it into zoning in which it describes not specific uses, but development standards.

Mr. Mitchell: Any questions? I have a question about the boundaries. Is it possible to modify the boundaries in the course of updating the...the area or is that a Council determined? Who ultimately, who ultimately determines if we want to --? We've had that discussion a couple of times.

Ms. Wade: Yeah. Incorporating new properties into the redevelopment area is more challenging. It's, it's, it goes beyond just the rezoning because what it is affecting is the HRS Chapter 53.

Mr. Mitchell: Got it.

Ms. Wade: So in order to justify expansion of the redevelopment area, you then too have to justify the existence of slum and blight into the areas that you're going expand the boundaries.

Mr. Mitchell: Okay. Okay, thank you. That's what I thought. It was complicated and it is. Any other questions, thoughts? Mr. Starr?

Mr. Starr: I just want to ask another question which is in the type of form based that we're

looking to model perhaps using the Arlington one. That, like, how...how would an area be categorized, and what would be the limitations on uses? I mean, I know it's, you know, can you kind of pick something out of the blue perhaps?

Ms. Wade: Sure.

Mr. Starr: To give us –

Ms. Wade: So the way that they describe it in the Arlington one, and I could pull up this plan on the computer if you wanted me to do that. If you wanted to take a quick recess but –

Mr. Starr: We could pass it around.

Ms. Wade: Okay. So essentially they described their -- the Columbia Pike District is, like, a lineal district, where it's a main street corridor, essentially. And then the side streets that come off it are also supported as kind of their downtown. So they have defined a building character type for the main street, and then the side streets have a different character type essentially. And then there are other streets, they've defined them as an avenue frontage, a local street frontage, a neighborhood street frontage. They've also identified the historic buildings where there would be public spaces and squares, and civic buildings within the district. So it does go beyond simply stating the zoning code. It almost is the codification of the redevelopment plan and says, here's how this would get implemented.

Mr. Mitchell: What would be the process for the adoption of the form based code to replace the current development?

Ms. Wade: Good question. So replacing the zoning code will require MRA's review and approval, and then taking to Council for incorporation. What -- at a minimum -- what we need to figure out with Corporation Counsel is if it should, and should also go to Planning Commission for review, which I think would be of a benefit, in my opinion. I don't know if it's required, but I think it would be a benefit.

Mr. Starr: And our request would be for the, inside the MRA boundaries.

Ms. Wade: Right. Yes.

Mr. Starr: Is there any discussion of any other areas of Maui County that would perhaps be suitable to take advantage of it if we create, you know, the pilot for it?

Ms. Wade: I think the Kahului Harbor area would be one that would certainly -- internally that's been discussed -- would be creating a special development district along Kahului Harbor. Ultimately, I think Lower Main is going to be the next -- if we're successful in the next few years with Wailuku town -- Lower Main would be a real easy, next redevelopment zone. Well, not easy, but an obvious next redevelopment area.

Mr. Starr: I guess, Lahaina is already beyond that.

Ms. Wade: What area of Lahaina were you thinking of?

Mr. Starr: Front Street. I guess that's kind of –

Ms. Wade: Given that it's historic, there's no -- redevelopment is not invited, right?

Mr. Starr: Yeah. Okay.

Ms. Wade: It's kind of the opposite.

Mr. Mitchell: Frank, do you have a question?

Mr. Frank De Rego, Jr: Yeah, I was just wondering getting back to Bill's question. I'm not quite sure it was answered. Who determines the boundaries and how do you get those changed?

Ms. Wade: Yes. Okay, so officially the boundaries of the redevelopment area are determined by Council's vote. But through research and documentation, the MRA can request an expansion or a reduction of the redevelopment area. The justification that's required though is to prove that there's existing conditions of slum and blight. So because that is the whole purpose under Chapter 53, we do have justify. And it's been discussed taking the district up Vineyard Street, mauka, up Vineyard Street, which probably could be justified. But if there's, you know, other areas that are, don't have the percentages that we would need for slum and blight conditions, we probably wouldn't be able to do that.

Mr. De Rego, Jr: Okay, next question is probably crazy, but considering you're looking at Kahului Harbor area or Lower Main, does a redevelopment area to be under the jurisdiction of this Agency have to contiguous or can they be in different areas, like -- or would you have to create a whole different commission in order for that, that to happen?

Ms. Wade: Well...it's kind of two questions.

Mr. De Rego, Jr: Yeah.

Ms. Wade: So the first piece of, of your question, when Commissioner Starr asked if there would be use for repeating this further, I didn't necessarily take it to mean that it would be under us. However, it is the Maui Redevelopment Agency and not the Wailuku Redevelopment Agency because in the law it does envision there potentially being future areas for redevelopment. So, at this point, I mean, I don't think there would be anyone that would expect, okay, we're done with Wailuku, let's move on. You know, I think we have quite a bit more to do, and shouldn't put more on our plate yet, but ultimately if there did become a momentum to expand, that's certainly a possibility under the jurisdiction of the redevelopment agency.

Mr. De Rego, Jr: Thank you.

Mr. Mitchell: Good question. Thank you. Any other questions, comments...thoughts? Yes sir?

Mr. Starr: Just, what would be a...road map forward if we, you know, if we do, wanted to move in this direction? I suddenly like this direction.

Ms. Wade: Then by this direction, do we mean form based code?

Mr. Starr: Yes.

Ms. Wade: Okay. So the direction that I would take is essentially next step would be to identify the -- what is it called the guiding map? It's called the regulating, the regulating plan. So I would develop the regulating plan with a flushed out -- it would basically be these same districts that we've been using, and probably not a whole lot of reconfiguration. But it would be based on the street frontages because we've talked about areas along Main that could -- and it's essentially all of the red zone -- that could include a lot of intensive redevelopment. But I would like to identify the historic buildings. The ones that have, that our Cultural Resource Planner as has identified as having significant historical integrity remaining, and provide guidelines for those even within the code, which today, it doesn't. It just treats all properties equally today. So the historic component, I think, would be helpful. But as you can see Main and Market are treated the same. Where I think the committee, or the commission anticipates much different pattern of development on Main and on Market. And that we would be able to better flush out through the form based code.

Mr. Starr: So could we then be creating a narrative for kind of block by block, say, you know, to kind of take the basic one, Market Street from Main to Vineyard, or Vineyard from...High to Market or whatever?

Ms. Wade: Yeah, and the pattern has already been established for that in the existing development standards. Because if you, if you look within the districts, where the height allowance varies based on the segment of street that you're on, where your frontage is. So that's kind of already started. We've started down that pathway, but, we can, we can flush that a little bit further and maybe make some additional allowances that currently aren't available.

Mr. Starr: What happens when you come to a corner? Or you have a property that has, you know, Market and Maluhia that's on one side and the other?

Ms. Wade: The way that, like, Pike, the Columbia Pike deals with that is it does talk about your, your frontage in two different ways. Your primary frontage and your secondary frontage, and those can be described with expectations for each. So, like, the corner of Market and Main, that's going to be the most challenge, I think.

Mr. Fujimoto: I have a question.

Mr. Mitchell: Yes, Don?



Mr. Fujimoto: I guess, I'm a little concerned the Council is going to go through the analysis of looking at a whole form based code, and, and I don't know if it's possible. But, I mean, could it be like guidelines that are incorporated by reference, like, you know, Country Town?

Ms. Wade: Yes.

Mr. Fujimoto: So basically the ordinance itself kind of stays the same with maybe some reference, I mean, with some revisions and whatever, but...I don't -- you know, if they're going to have review a whole half inch thick document, we're never going to get out. You know, so if those, if these design development guidelines thing can be part of like a supplementary document. I don't know, it's just a thought.

Ms. Wade: Mike, do you know for the Research and Tech Park the document that I printed isn't the actual Zoning Code. This was -- this the supplement. I think it's similar, you know, where there's a very a short, there's a very short ordinance revision. And then this is like the package that supports it. I mean, it's a lot of pictures and stuff.

Mr. Fujimoto: Yeah, yeah.

Mr. Hopper: Yeah, the actual ordinance being adopted is not the pictures and things. It's a separate ordinance which in honesty wasn't all that different than most of the other ordinances that I've seen. The table is just a bit different so --. They had other statements in there about what had to be where. But, yeah, those pictures and things are not something that actually is going to be adopted in the Code. And for me, that can be like a part of a presentation made to Council. That's not part of the law, and that's not something you would look at in determining issues with the law because it's not actually adopted in the ordinance. The ordinance itself is what's adopted by Council, and, and so that might be -- that's essentially, I would say a presentation that they'd be making, like, make a power point presentation to the Council, that would be some background.

Now if you wanted it included and doing it like guidelines and adopt those into the Code, I suppose you could. Or they could grant the authority of someone else, Planning Department, maybe the MRA, to adopt guidelines further, to further clarify things like that. But as far as adopting actual zoning ordinances they are mainly concerned with, you know, the property owner knowing what they can or can't do. And that's mainly what, what that's going to be. And something like that with a lot of pictures, it's generally like a guideline type of a thing that --. I mean, that's usually not adopted by Council, but those do have to be adopted at some point, whether by a Planning Commission or by -- the Council has adopted things like those in the past. I don't know how much of it's codified in the Code, but generally those, those things are not as precise as the Code which frankly gives me a concern sometimes. But I think, it's almost like an architectural design review versus a list of zoning uses and things like that. So I think there's a distinction. In the end, I suppose the Council could adopt whatever it wants as long as it gives the property owner a clear notice of what they can and can't do. But just look at the caveat that for the R&T Park it was the actual code amendments that I had reviewed and approved were basically amendments to create an R&T Park district, and that it was quite

similar to a project district. And it talked about this district allows the following uses, and --. So honestly not all that different than a lot of the other ordinances that we've had in the Code. It had some differences, but it was, it was something that I think the Council -- I haven't seen it yet. Hasn't gone to Council yet. But I don't know if they're going to have too much difficulty dealing with something like that. To me it wasn't as necessarily radical as a form based thing that I had seen in, you know, in other conferences and things like that where they say, here's what the things have to look like. We don't really care much what happens in them. We just care what they look like as much. So but that was the R&T Park was still pretty Euclidean in that it said, here's the uses you can do, here's the stuff you can't do.

Mr. Fujimoto: So --

Mr. Mitchell: Jonathan?

Mr. Fujimoto: So this wouldn't fit into what you're talking about as a form based code?

Ms. Wade: No. I mean that then --. The thing that I like about following the R&T of course is it's the path that's familiar and it can pull the Zoning and Development Code into Chapter 19 nice and cleanly. The, you know, if you go through Pike which is -- the Columbia Pike -- which isn't as thick as the, you know, the design guidelines for the Tech Park, but it is really like specific...about what's allowed and what's not allowed. So maybe there's like a happy medium.

Mr. Fujimoto: Because...that's something like what the Country Town Guidelines are, right?

Ms. Wade: Right. Yes.

Mr. Fujimoto: You know, and so how does that fit into the Zoning Code? Because it's basically the Zoning Code just states this is the Country Town use or whatever and then these uses are okay. And, in order to build them, we refer to the . . . (inaudible) . . . and maybe it's the wrong term, but, to me, that's like the form based standards or whatever.

Ms. Wade: Yes. Yes. You know what I'm thinking is if this is, if this becomes a project district -- and Mike can correct me if I'm wrong -- but if, if what we do essentially is do what the R&T Park did and create the redevelopment area as a project district, it doesn't necessarily have to be a full form based code. The design guidelines are the legal, binding requirements of the project districts anyway.

Mr. Fujimoto: Right. Yeah. Because my concern is, I mean, looking at how long the Council took for the Maui Island Plan, the Community Plans, all of this and, you know, they might open the thing and go, I don't agree on the vision or I don't -- you know, stuff that isn't really applicable.

Ms. Wade: That's a very good point.

Mr. Fujimoto: So pull that stuff out and, you know, give us the authority to administer or

whatever that portion but amend the Zoning Code to accommodate that. You know, this is my personal opinion.

Ms. Wade: Okay, that sounds like a great direction.

Mr. Starr: You know another idea might be to divide it in to two, two documents, and, yeah. You know one document with all these description, all these descriptions which have a number or a letter. And then another one is more of kind of map. And then that, and then there's also a degree of . . . (inaudible) . . . that's left to this, this agency.

Ms. Wade: The --

Mr. Starr: Am I, am I hearing that right?

Mr. Fujimoto: Yeah. I think so. I mean, you know, I don't want to lose track of, you know, the form base issue and stuff. And maybe later on in the future when the County is ready for it, then we can just put all of our stuff in there. It will all ready, you know.

Ms. Wade: Yeah, I see what you're saying. Plus that's the piece that's going to take a lot longer to even, for us, our behind the scenes work.

Mr. Fujimoto: Yeah, so if there's additional land uses or whatever that we want to amend the current Zoning Code, you know, I'm fine, I don't have a problem with that. But, you know, starting, when it start getting into the nitty gritty stuff, the Council's going to tear it up.

Ms. Wade: Yeah. Okay. So, I'm glad we took the time to discuss this today. So I think, then, moving forward, what I'll be doing is basically continuing to amend the existing document, pull it to the form that the MEDB or that the Tech Park has used to incorporate itself as a project district into Chapter 19. Create that package and then from there we go back and create the rest of this, the add ons about specifics and -- which is basically like you're saying design guidelines with a controlling plan but, that --. And when the antici -- and frankly we can kind of populating this as we go and we have the discussions here and how too, but...but that way we're moving forward much faster.

Mr. Fujimoto: And on that stand you probably show the -- I don't know what the term is -- but the priority of the roadways, and you know, stuff like that . . . (inaudible) . . .

Ms. Wade: And -- go ahead.

Mr. Starr: And if, if we are going to have to take it through Council perhaps a useful thing when we get a little bit along with it would be to go to Planning Committee and say we want to do a presentation about what we're working on and try to create a little bit of an excitement and expectations so that they have a little bit of pride and ownership of it.

Ms. Wade: The ben, the benefit in terms of timing for us is Council hasn't seen, or hasn't

approved and reviewed the Tech Park yet, but will be starting in June. So they're going to kind of get education and lots of time with this sort of a format over the next six months. So, if were to come in and follow that immediately, hopefully, it will just be a . . . (inaudible) . . .

Mr. Starr: . . . (inaudible) . . .

Ms. Wade: Yeah.

Mr. Starr: That's good.

Mr. Mitchell: How, how would we anticipate producing the document outside, sort of the technical parts of it, the architectural, the design things that specific to Wailuku? Would we hire a consultant to do that portion of that or what, what would be the process?

Ms. Wade: I think we should. Yes.

Mr. Mitchell: So this is a long term project probably.

Ms. Wade: Yes. I mean, definitely this component of it.

Mr. Mitchell: Right. Okay. Any questions? Thoughts? Wonderful. Thank you. Jonathan?

Mr. Starr: I think this is great.

Mr. Mitchell: We're, we're going, we're going there...and getting it done.

## **2. Mayor's FY2016 Budget and the Wailuku Redevelopment Area projects reviewed for discussion and strategies for support**

Mr. Mitchell: Item on the agenda, #2, Old Business, we've got the Mayor's 2016 budget and the Wailuku Redevelopment projects review list.

Ms. Wade: We provided that to you folks last month. There hasn't been any change so far...and we, we thought there might be. I put this on here in the event something got published between the time that we published the agenda and today's meeting, but I don't actually have any specific new information for you.

Mr. Mitchell: I, I just say it's really to the credit of every board members' involvement of lobbying the Council that we've gotten the agenda items -- excuse me, the budget items on the Mayor's budget, and then last year and the year before, actually approved by Council. We have money for the Lao Theater Project, money for -- well now we have money for clean and safe -- but a number of other things. So it's, it's bit of a change in the MRA's process and progress, and have a learning curve that I've had to take that if you wanted to get things done and they cost something, you have to have the policy makers onboard from the very get go because just

talking about it in a meeting, doesn't, doesn't get you much. So we, as far as we know, we're still in the budget with the items that we had for clean and safe, for infrastructure review, and the other projects. I guess -- when is the Mayor, when is the budget, when are budget hearings over? When do they --

Ms. Wade: They're anticipating the committee chair's version of the budget to come out here very soon.

Mr. Mitchell: Oh, okay.

Ms. Wade: And then the final discussion will begin, so a couple more weeks probably.

Mr. Mitchell: Okay.

Ms. Wade: One point to make in the event that you do have a discussion with any Council Members, one of the concerns about the infrastructure integration was that the...that it was, the comment was that it had been done before. That a study, an infrastructure study had been done before. And for clarification there was a Wailuku Town Assessment done, which we've all seen. I think you all have copies of, which explains what the capacity of each system is, and whether it meets the County's standard or not by roadway section. So that isn't anything more than an assessment basically. Whereas what we're asking for is to anticipate future developments, and what the capacity needs would be, identify what the project should be to update those, and then program it into CIP based on entire rights of way. Not simply this is a water line project, this is a sewer line project, but this entire segment of right of way gets upgraded in, in its entirety. So when I've had the opportunity, I've had a couple of Council staff members call me and asked. And once I explained that, they went, oh, that's a whole different thing. So if somebody asks you that's kind of what I've been saying.

Mr. Mitchell: Right. Good. Good point. Yeah, that was done, I think, in 2001? That assessment?

Ms. Wade: Yes.

Mr. Mitchell: And it was, I think, all the -- the summary was that all the infrastructures basically failed, or failing, so it was a unanimous vote of fail.

Ms. Wade: Which honestly the intent of that is to prove the condition of slum and blight.

Mr. Mitchell: Right.

Ms. Wade: So that then makes the area accessible to CDBG funds. So we can use that to apply for CDBG funds, but it doesn't solve the problem. It just points out that we have it.

Mr. Mitchell: Right. Right. Yes, sir?

Mr. Starr: One, one other comment regarding what we have in the Mayor's budget which is so far still in the Council Budget is included in the baseline MRA, what is its, \$83,500, is some money that in previous years is a flat line number was used for clean and safe, for First Friday security. But since First Friday security is being funded in a slightly different manner through OED the, the intent is to be able to use some of that to finish the parking management plan which we know is the next step towards being able to get rid of the 12 hour free parking and create an analysis that we and the Council Members can use to make decisions on where there should be shorter term parking or charge fee parking and, and so on. And I've spoken to a number of the Council Members and some of their staff and it was kind of like unique experience, different from last year with MRA, and different from other projects in that it was just really positive. And the negativity that I felt was why aren't you doing more faster? It wasn't, you know, maybe next year or, you know, why so much. It was on the contrary feeling that there's a real desire to see Wailuku happen and if we're applying ourselves which they seem to believe we are we should really sail full speed ahead.

Mr. De Rego, Jr: Chair?

Mr. Mitchell: Yes sir?

Mr. De Rego, Jr: There was an interesting comment and I didn't know exactly what it meant, but there was a question of was there any private funds, matching funds, involved in any of these efforts. So maybe you could enlighten me on, on what that exactly meant, the context of that question.

Mr. Starr: Well, I actually had added discussion about with the, with the member who had asked that question. On, on the two items, certainly, there's a lot of, I guess, blood, sweat and tears that's kind of a matching component in the clean and safe. You know, we're going to have, we're going to have to make it work, and, you know, a lot of us at one time or another have been kind of out on the streets and fighting it. And I think that was kind of accepted as, as realistic especially since there is funding for very similar thing in Lahaina that's been going on for 10 years. I mean, the infrastructure function is, I mean, that is kind of the County's job, is to make sure that there are pipes in the ground and there's no mechanism for that. But, I also explained that these types of projects if you just leave them to County departments they tend to move with the speed of a glacier marching downhill, and you don't usually see results in a short life time, you know. I, I use the example of our Chair working with the Lao Plaza which I'm convinced that without all the hours that he's been putting into it would have taken five years, and it's just about out for bid.

Mr. Mitchell: We're almost to five years too. So we'll see which one comes first.

Mr. Starr: Yeah, but we just got funded this, this year.

Mr. Mitchell: That's true. We did have funding before that. That, that's a good point. We had a plan, but no money.

Mr. Starr: Yeah. I think that was, that was accepted and, you know, what I kind of heard staff was, well, what else can we fund and do?

Mr. Mitchell: Right.

Ms. Wade: Just briefly too that particular Council Member in Paia he's been really familiar with them setting up town, a merchant's group, a town association, which is floating a funding mechanism, a business improvement district, where it's a special assessment for the property owners pay in, and that is being matched by the County. So I think his familiar scenario, he's wondering well, why can't that apply in Wailuku too which we followed up and explained, well, they're getting \$3.50 to \$4.00 a square foot rent in Paia, Wailuku's still at only a \$1.00 to \$1.50. There is no excess, you know, where Paia there's additional revenue to be able to fund this kind of a thing. That doesn't exist in Wailuku. In fact, and there's still a high vacancy rate, so we're not, our Market is not where there is, and he, he expected that. This was another behind the scenes conversation. But he just said, yeah, I know. I wanted -- he wanted it on the record.

Ms. Ball: Right.

Mr. Mitchell: Great. Any other questions? Comments? Frank?

Mr. Starr: You know, let's all, you know, do, do all we can to help it. I think it's positive. And just for, for reference I've gotten three offers to rent some of my vacant stores and storage areas in the last week and they're all below a dollar.

**3. Wailuku Rotary sponsoring the Wailuku Town Spring Cleaning event April 25<sup>th</sup>.**

Mr. Mitchell: Right. Alright, moving on to agenda item #3. Tomorrow will be the Wailuku Rotary -- we're sponsoring Wailuku Town spring cleaning event. What are they going to do? Do you know?

Ms. Wade: Yeah. Yes I do.

Mr. Mitchell: Yes, I thought you did.

Ms. Wade: So, 8 a.m. meeting at Lao Theater.

Mr. Mitchell: Okay.

Ms. Wade: The Sereno Law Firm has donated pastries for the volunteers, and Uptown Chevron's donated water. Wailuku Coffee's donated coffee. The volunteers will be broken up into teams. One is a weeding team, one is a trimming team, one is a rubbish collection team. We will have power washers on the streets. So hopefully all of the clean up, weeding, trimming can take place, and then the power washing can occur afterwards focusing by the benches and

the trash cans. So it's just 8 a.m. to 10 a.m. It's real short because we don't want to be interrupting business. The businesses open at 10 a.m. And then Aria's has offered 10% discount to any participating volunteers.

Mr. Mitchell: Are they back open?

Ms. Wade: Yes.

Mr. Mitchell: Great. Wonderful. Thank you very much Wailuku Rotary for doing that. Agenda number H is our budget. Do we have anything new in that that we need to look at? I think you all have a copy of it, Exhibit 1.

## **H. BUDGET (Exhibit 1)**

Ms. Wade: Well, I did want to raise the question for the -- for the concept plan we've been floating around and --. I guess I can look it up. I have a copy of it with me actually. Well, I have this, I have the, this sketch. So this sketch that we've been floating around basically. I was wondering if I could talk with Morgan about doing a under \$1,000 kind of an assistance to get this in Sketch Up because that would create the 3-dimensional version of this. But then I think people could understand a little bit better. Whatever the under the fund, a \$1,000 buys us. I know how to use Sketch Up, but I'm sure he's a whole lot faster.

Mr. Mitchell: Right.

Ms. Wade: So he can get it, you know, to the point of, okay, now I can take it and Dave Yamashita and I can do some things with it. But I think he could get a lot more work done in a lot faster time. So I'd like to talk with him about doing that and then like I said it would be less than \$1,000.

Mr. Mitchell: Yes, Jonathan?

Mr. Starr: Yeah, can we get some additional detail in this, a theoretical design for the super block which could include, you know, a deck, a deck or, you know, a parking and possibly a, you know, theatrical use on the Vineyard side.

Ms. Wade: That's exactly what we're talking about. Yeah, so it would be, instead of a plan B, this would be an elevation that could then turn and rotate and you'd be able to see on how this would lay out on the block. It's not going to be a whole lot more, I would imagine, than building envelopes, you know.

Mr. Mitchell: The box, the box that's 3-dimensional so then you can take it and apply design elements to it. And then once it's in an electronic form it gives you the flexibility to not only look at 3-dimensionally from any where, but then also to actually move through the spaces.



Mr. Starr: Yeah. But what I'm asking for is just add a little details to that, you know, that section that could be parking and the MAPA use so that, you know, if we want to show that concept to someone, we'd be able to.

Ms. Wade: Right. Yeah. That's the goal.

Mr. Mitchell: Do you need a -- do we need to make a motion to --?

Ms. Wade: No, I can actually spend under \$1,000 –

Mr. Mitchell: That's right. That's right. Understand \$1,000 you can do it.

Ms. Wade: -- but wanted you to be aware that I was going to do that if you're okay.

Mr. Starr: And, I mean, if it needs to be a few bucks more I wouldn't have a problem with it. I think that it's really timely now.

Ms. Wade: Okay. Okay. We might have to beg Planning to fund it because we don't have a whole lot more than \$1,000.

Mr. Mitchell: I don't know. I guess Google does it for major cities because you can look on the maps when you Google them in major cities, and those models are made of all the buildings.

Ms. Wade: Yes. And Sketch Up actually works with Google Earth.

Mr. Mitchell: Right. They're the same. Yeah.

Ms. Wade: It was use the actual ground plain to do it.

## **I. DIRECTOR'S REPORT**

### **1. Open Application Report (Exhibit 2)**

Mr. Mitchell: Great. Open items. Any open application items that are going to be coming up in the near future?

Ms. Wade: The only one that we're still really discussing right now is the community clinic, and the executive director has, has not, has been away. So that's the one where they're putting photo voltaic over the parking lot.

Mr. Mitchell: Right. Right.

Ms. Wade: And what we're trying to do is come to an accommodation so it doesn't become a homeless shelter essentially, so it doesn't become a camp ground under the photo voltaic

panels. So working with police on some specific conditions that I'll build in the approval letter.

Mr. Mitchell: Okay.

Mr. Starr: On, on open old business items, we're still waiting for a police safety meeting, and also a public hearing on, on the off-street parking.

Ms. Wade: Yes. Okay, thank you. So the off-street parking has -- has it been noticed? Yes. Okay, great. So the notice went out on Monday and, Leilani said, so that means it will be on the next agenda for public hearing of the amendments to the Zoning Code.

Mr. Starr: And that's at our regular meeting?

Ms. Wade: At our regular meeting. The police meeting, is that something that you wanted police to be here for? Or did you mean the community meeting?

Mr. Starr: I, I think we had...talked about hoping to facilitate first a, a community meeting with police and other agencies, and then after that we would have some follow up discussion.

Ms. Wade: And so at the last meeting I updated you that we've been working with Housing and Human Concerns and Police sort of behind the scenes. Enforcement has increased. The merchant's meeting which was a couple of weeks ago Police were there and talked one on one with the merchants about any concerns that they were having. Most of which has been shoplifting lately which I'm surprised to hear. So there has been quite an increase in shoplifting. Much, much less vagrancy, at least on Market and by banyan tree which was sort of a hot spot before. And Lao Theater was a hot spot. We did also talk about Wells Park vagrancy. Their life guards have been getting into it with, I guess, the homeless characters that like to hang out over there. So, there, there is additional like enforcement going on, but we weren't even aware of. So, sort of, it's, it's, I think, for the majority of town cooled down a little bit from where it was. A couple of the folks who were sort of key characters have now been placed in housing, and their sort of their entourages have left as a result. But, if, if you feel like another meeting with Police is warranted, a public meeting, I can set something like that up. We should talk, though, about what, what you would want to accomplish at the meeting.

Mr. Mitchell: I seem, there was a discussion at one time about doing that in, in concert with the start of our clean and safe, sort of the kick off to the clean and safe. Once we have that contractor in place to do that meeting, public meeting, sort of explaining what the clean and safe program would entail and having the police there as part of it. So everybody would sort of be on the same page with the clean and safe program.

Mr. Starr: Perhaps we can discuss that at our, at our, at our next meeting and –

Mr. Mitchell: Sure.

Mr. Starr: -- you know, help kind of focusing on what our expectations of the clean and safe and

other programs are so it looks like it's maybe starting up pretty soon.

Mr. Mitchell: Great.

Ms. Wade: The other agenda item potentially for next meeting would be orientation, which we haven't done in --

Mr. Mitchell: In a couple of years?

Ms. Wade: Yeah. Now's a good time.

**J. NEXT MEETING DATE: May 22, 2015**

Mr. Mitchell: Okay. Carol, anything else?

Ms. Ball: No.

Mr. Mitchell: Frank?

Mr. De Rego, Jr.: No.

Mr. Mitchell: Don?

Mr. Fujimoto: Nope.

Mr. Mitchell: If there's nothing else our next meeting is going to be on May 22<sup>nd</sup>, right here at one o'clock. Everybody, as far as you know, are going to be good, going to be here? Okay.

**K. ADJOURNMENT**

Mr. Mitchell: Alright. Right on. Well, thank you all so much. Well done and in record time. We don't mess around. We get in, we get out, and make it happen to the best of our ability. If there's no other discussion I will call for an adjournment at 2:17 p.m.? Do I have a motion to adjourn?

Mr. Fujimoto: So move.

Ms. Ball: Second.

Mr. Mitchell: All those in favor? Thank you all very much and aloha.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 2:17 p.m.

**APPROVED 05-22-2015**

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**Members Present:**

Carol Ball  
Frank De Rego, Jr.  
Don Fujimoto, Vice-Chair  
William Mitchell, Chair  
Jonathan Starr

**Others:**

Erin Wade, Small Town Planner  
Michael Hopper, Deputy Corporation Counsel