



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

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Committee Chair
Tamara Paltin

Committee Vice-Chair
Shane M. Sinenci

Voting Members:
Kelly Takaya King
Alice L. Lee
Michael J. Molina
Keani N.W.
Rawlins-Fernandez
Yuki Lei K. Sugimura

Non-Voting Members:
Riki Hokama
Tasha Kama

PLANNING AND SUSTAINABLE LAND USE COMMITTEE

Monday, May 4, 2020

9:00 a.m.

MEETING SITE:

Online Only

Phone testimony: 1-888-749-9073, meeting code 256 800 080

Video testimony: <https://bluejeans.com/256800080>

View live: Akaku, Channel 53 or mauicounty.us/agendas

*Subject to change without notice. Visit mauicounty.us for more information.

OFFICE OF THE
COUNTY CLERK

2020 APR 28 AM 8:44

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AGENDA

DISTRICT BOUNDARY AMENDMENT, COMMUNITY PLAN AMENDMENT, AND CHANGE IN ZONING FOR THE PROPOSED PAIA COURTYARD PROJECT AT 120 BALDWIN AVENUE (PAIA) (PSLU-8)

Description: The Committee is in receipt of the following:

1. County Communication 17-126, from the Planning Director, transmitting the following:
 - a. A proposed bill to grant a request from Paia 2020, LLC, for a District Boundary Amendment from Agricultural to Urban for approximately 9.04 acres to facilitate the development of the proposed Paia Courtyard Project, consisting of 6 two-story, mixed-use retail and office buildings with 9 upper-story residential units; 56 independent senior living apartments and support facilities; and parking and site improvements ("project"), at 120 Baldwin Avenue, Paia, Hawaii.
 - b. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM PUBLIC/QUASI-PUBLIC AND AGRICULTURE TO BUSINESS/COMMERCIAL FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII TAX MAP KEY (2) 2-5-005:063 (POR)." The purpose of the proposed bill is to grant a request from Paia 2020,

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- LLC, for a Community Plan Amendment from Public/Quasi-Public to Business/Commercial for approximately 2.93 acres, and from Agriculture to Business/Commercial for approximately 5.00 acres, to facilitate the development of the project.
- c. A proposed bill to grant a request from Paia 2020, LLC, for a Change in Zoning from Interim District to B-CT Country Town Business District for approximately 4.04 acres, and from Agricultural District to B-CT Country Town Business District for approximately 5.00 acres to facilitate the development of the project.
2. Correspondence dated November 20, 2017, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN (CONDITIONAL BOUNDARY AMENDMENT) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR)." The purpose of the revised proposed bill is to grant a request from Paia 2020, LLC, for a District Boundary Amendment from Agricultural to Urban (Conditional Boundary Amendment) for approximately 9.04 acres, with conditions.
 3. Correspondence dated November 20, 2017, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT AND AGRICULTURAL DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR)." The purpose of the revised proposed bill is to grant a request from Paia 2020, LLC, for a Change in Zoning from Interim District to B-CT Country Town Business District for approximately 4.04 acres, and from Agricultural District to B-CT Country Town Business District for approximately 5.00 acres, with conditions of zoning.

Status: The Committee may consider whether to recommend passage of the proposed bill in paragraph 1(b) above, and the revised proposed bills in paragraphs 2 and 3 above, on first reading, with or without further revisions. The Committee may also consider the filing of County Communication 17-126 and other related action.

[County Communication 17-126](#)

[Revised bill \(Change in Zoning\) from Corp Counsel 11-20-2017](#)

[Revised bill \(District Boundary Amendment\) from Corp Counsel 11-20-2017](#)

ZONING STANDARDS FOR CANOPY TOUR AND ZIPLINE OPERATIONS IN THE AGRICULTURAL DISTRICT (PSLU-29)

Description: 1. The Committee is in receipt of County Communication 19-94, from Councilmember Yuki Lei K. Sugimura, relating to canopy tour and

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zipline operations in the agricultural district

2. Correspondence dated May 30, 2019, from Councilmember Yuki Lei K. Sugimura, transmitting a proposed resolution entitled "REFERRING TO THE LANAI, MAUI, AND MOLOKAI PLANNING COMMISSIONS A PROPOSED BILL TO AMEND CHAPTER 19.30A, MAUI COUNTY CODE, TO REQUIRE A CONDITIONAL PERMIT FOR CANOPY TOUR AND ZIPLINE OPERATIONS, AND TO AMEND SECTION 19.04.040, MAUI COUNTY CODE, RELATING TO DEFINITIONS." The purpose of the proposed resolution is to refer a proposed bill establishing conditional permit requirements for canopy tour and zipline operations within the agricultural district to the Lanai, Maui, and Molokai Planning Commissions.

Status: The Committee may consider whether to recommend adoption of the proposed resolution, with or without further revisions. The Committee may also consider the filing of County Communication 19-94 and other related action.

[County Communication 19-94](#)

[Correspondence from Councilmember Sugimura 05-30-2019](#)

CONTACT INFORMATION

Office of Council Services (808) 270-7838 (phone)
200 South High Street
Wailuku, Hawaii 96793

COMMITTEE STAFF

Ana Lillis and Clarita Balala

BOARD PACKETS

The requirements of Chapter 92, HRS, have been suspended under Governor Ige's Supplementary Proclamation issued on Apr 25, 2020. While the Governor's proclamation is in effect, no failure to comply with Chapter 92, HRS, will invalidate a public agency's deliberations or actions taken.

TESTIMONY

Oral testimony via phone by dialing in to 1-888-749-9073 and entering meeting code 256 800 080
Video testimony via BlueJeans link <https://bluejeans.com/256800080>
Email written testimony to pslu.committee@mauicounty.us.
For more information on testifying please visit www.MauiCounty.us or contact the Office of Council Services.

LIVE CABLECAST

Live meeting is available on on Akaku: Maui Community Media, Channel 53.
Or go to mauicounty.us/agendas to access live and archived meeting videos.