

COUNCIL OF THE COUNTY OF MAUI  
**PLANNING COMMITTEE**

December 7, 2001

**Committee  
Report No.**

01-241

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Planning Committee, having met on September 27, 2001, and October 1, 2001, makes reference to a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING SECTION 2.80A.050, MAUI COUNTY CODE, PERTAINING TO THE ADOPTION OF THE UPDATED MOLOKA'I COMMUNITY PLAN (2000)".

The purpose of the proposed bill is to repeal the "Molokai Community Plan" having an effective date of January 16, 1984, as amended, and to adopt the updated "Moloka'i Community Plan (2000)".

Your Committee notes that the update of the Moloka'i Community Plan is being done in accordance with Section 2.80A.030 of the Maui County Code, which requires the preparation of revisions to the community plans at least every ten years. The Moloka'i Community Plan is intended to guide decision-making within the region until the year 2010. Your Committee is charged with making recommendations on the proposed text of the plan, which contains written goals, policies, and objectives; and on the plan's land use matrix, which contains proposals for redesignating individual parcels of land into 1 of 16 different land use categories. (For reference purposes, land use redesignations are given a "Matrix No." and are listed as "matrix items" on a matrix chart.)

Your Committee further notes that the prior Council's Planning Committee reported on this matter through Committee Report No. 00-231. In that report, the Committee recommended that a public hearing be held on the proposed bill. The public hearing was held on March 8, 2001, and at its meeting of March 16, 2001, the Council recommitted the proposed bill to your Committee for further consideration.

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Following the recommittal, your Committee received numerous correspondence (by e-mail, facsimile, and letter) offering testimony on the proposed bill. Among the correspondence were the following:

1. a "2001 Needs Matrix" submitted by Molokai Ranch, Inc., dated March 5, 2001, making alternative proposals for numerous matrix items; and
2. numerous testimony in opposition to a proposed islandwide "600-Foot Open Space Buffer" (West Molokai Matrix No. 9).

At its meeting of September 27, 2001, on Moloka'i, your Committee met with the Deputy Planning Director, a Deputy Corporation Counsel, and the Geographic Information System (GIS) Coordinator from the Department of Management.

Your Committee received a verbal presentation and various documents from the members of the Board of Directors of the Moloka'i Economic Community, an organization officially designated by the Federal government to administer economic development programs and grants on Moloka'i. The Board members basically spoke in opposition to the 2001 Needs Matrix and urged your Committee to adopt the Moloka'i Community Plan submitted by the Moloka'i Citizen Advisory Committee (hereinafter referred to as the "CAC's Community Plan"). The Board members noted that their own strategic plan, the "Moloka'i Enterprise Community Plan", is virtually identical to the CAC's Community Plan.

Your Committee also received a verbal presentation and documents from Harold Edwards, Senior Vice President, Molokai Ranch, Inc. Mr. Edwards basically urged the adoption of the Ranch's proposals in the 2001 Needs Matrix. He noted Moloka'i's economic hardships, and stated that the 2001 Needs Matrix was designed to promote economic development and investment. Mr. Edwards also provided information indicating that there is adequate water supply for Moloka'i's projected growth.

Your Committee received public testimony. Fifty-five persons testified in support of the 2001 Needs Matrix. Twenty-five persons testified in opposition to

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the 2001 Needs Matrix and urged adoption of the CAC's Community Plan. Nine persons testified in opposition to the 600-Foot Open Space Buffer, and 18 persons offered general comments. In addition, 43 written testimony was submitted.

Your Committee recessed its meeting until October 1, 2001, in the Council Chamber.

At its reconvened meeting of October 1, 2001, your Committee met with the Deputy Planning Director, a Deputy Corporation Counsel, and the GIS Coordinator from the Department of Management.

Your Committee's discussion centered upon the West Moloka'i Matrix Nos. 1, 2, and 3, where three properties within the Kaluakoi Resort, Puu o Kaiaka and Kawakiu, had been redesignated from Hotel and Multi-Family to Open Space due to the presence of archeological sites.

Several members of your Committee supported the proposed Open Space designations at Puu o Kaiaka and Kawakiu. Those members were of the opinion that resort development at Puu o Kaiaka and Kawakiu may not be a wise alternative. They noted that the Kaluakoi Resort already has an existing hotel which should be improved and renovated before new hotels are built. In addition, the nearby Lodge at Maunaloa will be expanded, and therefore, new hotels are less needed. Moreover, since the Puu o Kaiaka and Kawakiu areas are still undeveloped, despite being designated as Hotel and Multi-Family since 1984, there is an opportunity for the archeological sites to be used as an open space and cultural amenity for the Kaluakoi Resort.

Several other members of your Committee did not support the proposed Open Space redesignations at Puu o Kaiaka and Kawakiu. They noted that the existing hotel at Kaluakoi had recently been closed due to economic reasons and the Open Space redesignations may serve to ward off future investment to reopen the hotel. Also, since the Hotel and Multi-Family designations at Puu o Kaiaka and Kawakiu are existing designations, this is not a case where new development is being proposed. Moreover, the landowner has pledged to either utilize the subject properties within seven years or change the Hotel and

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Multi-Family designations to Single Family. Finally, if and when the subject properties are developed, there are existing laws to preserve the archeological sites.

Your Committee went on to discuss the Hale o Lono Harbor (West Moloka'i Matrix No. 5). Your Committee noted that a letter dated November 29, 2000, from the State Department of Land and Natural Resources ("DLNR"), had recommended that the entire area north of Hale o Lono Harbor be reserved for commercial use supporting marina infrastructure and other related activities. If a park is to be placed in the area, the DLNR recommended that it be located east of the harbor. Your Committee requested that the County and State work together to identify a park site at Hale o Lono.

Your Committee also discussed the Kaunakakai Place-Mohala Place Light Industrial (Central Moloka'i Matrix No. 12). Your Committee noted that the Moloka'i Junior Roping Club and Molokai Ranch, Inc., had agreed to relocate the property's existing rodeo facility. In the interim, the Roping Club will continue using the existing rodeo facility for the next five years. Your Committee requested that the County be involved in the search for a new rodeo facility on Moloka'i.

After further discussion, your Committee voted to recommend the following.

**WEST MOLOKA'I MATRIX NO. 1, PUU O KAIKA ARCHEOLOGICAL SITES**

Redesignate the property's land use category from Hotel to Open Space.

**WEST MOLOKA'I MATRIX NO. 2, KAWAKIU ARCHEOLOGICAL SITES**

Redesignate the property's land use category from Hotel to Open Space.

**WEST MOLOKA'I MATRIX NO. 3, KAWAKIU ARCHEOLOGICAL SITES**

Redesignate the property's land use category from Multi-Family to Open Space.

**WEST MOLOKA'I MATRIX NO. 5, HALE O LONO**

Do not designate 40 acres of land as Park in the area due to the uncertainty of the State's future harbor development plans. Rather, retain the community plan

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text calling for a 40-acre park in the area, and refer the matter of State and County coordination to identify a park site at Hale o Lono to the appropriate committee for further discussion.

**WEST MOLOKA'I MATRIX NO. 7K, MAUNALOA LODGE USES**

Redesignate approximately 593 acres fronting the Maunaloa Lodge from Agriculture to Park (Golf Course). Also, insert text requiring irrigation of not more than 100 acres by non-potable water, and that non-toxic chemicals shall be used as much as possible.

**WEST MOLOKA'I MATRIX NO. 8, LATERAL SHORELINE ACCESS**

Retain the lateral shoreline access on the community plan land use map.

**WEST MOLOKA'I MATRIX NO. 9, 600-FOOT OPEN SPACE BUFFER**

Delete the entire 600-foot open space buffer from the community plan land use map and text. Also, insert text calling for consideration of expanded Special Management Area (SMA) boundaries for the island.

**CENTRAL MOLOKA'I MATRIX NO. 12, KAUNAKAKAI PLACE-MOHALA PLACE LIGHT INDUSTRIAL**

Retain the existing community plan land use designation of Light Industrial for the entire property. Also, refer the matter of a new rodeo facility on Moloka'i to the appropriate committee.

**CENTRAL MOLOKA'I MATRIX NO. 13, MAUI COMMUNITY COLLEGE**

Retain 15 acres as Public/Quasi-Public for Maui Community College (MCC) use. Also, insert text to note the 15-acre designation and the existing MCC facilities in the area.

**CENTRAL MOLOKA'I MATRIX NO. 14, KALOHI STREET EXTENSION**

Do not place a street extension corridor on the community plan land use map since the Department of Public Works and Waste Management will be conducting public hearings to determine a proper corridor.

**CENTRAL MOLOKA'I MATRIX NO. 18, KAUNAKAKAI CHURCH USES**

Redesignate the church properties from Multi-Family to Public/Quasi-Public.

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**CENTRAL MOLOKA'I MATRIX NO. 19, KAUNAKAKAI HEAVY INDUSTRIAL**

Retain the property's existing designation of Business/Commercial.

**CENTRAL MOLOKA'I MATRIX NO. 21, KUALAPUU SCHOOL EXPANSION**

Redesignate approximately 12.004 acres from Agriculture to Public/Quasi-Public.

**EAST MOLOKA'I MATRIX NO. 2, KAHANAUI RURAL**

Retain the properties' redesignation from Single Family to Rural. However, the acreages for each parcel being redesignated, and a map showing the other Rural designations in the area, are to be provided to your Committee prior to first reading.

**ISLANDWIDE MOLOKA'I MATRIX NO. 3, WELLHEAD PROTECTION AND GROUNDWATER RECHARGE**

Increase the wellhead protection radius at Kualapuu from 1.0 miles to 1.25 miles as recommended by the Department of Water Supply.

Your Committee is in receipt of a revised proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING SECTION 2.80A.050, MAUI COUNTY CODE, PERTAINING TO THE ADOPTION OF THE UPDATED MOLOKA'I COMMUNITY PLAN (2001)". The revised proposed bill, approved as to form and legality by the Department of the Corporation Counsel, includes the proposed update of the Moloka'i Community Plan as revised by your Committee, identified as Exhibit "1" attached thereto.

The purpose of the revised proposed bill is to repeal the "Molokai Community Plan" having an effective date of January 16, 1984, as amended, and to adopt the updated "Moloka'i Community Plan (2001)" as approved by the Moloka'i Planning Commission and revised by your Committee.

Your Committee notes that the text revisions for the proposed Moloka'i Community Plan (2001) are illustrated in a document attached hereto as Exhibit "Z".

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Your Planning Committee RECOMMENDS the following:

1. That Bill No. \_\_\_\_\_ (2001), as revised herein and attached hereto, entitled "A BILL FOR AN ORDINANCE AMENDING SECTION 2.80A.050, MAUI COUNTY CODE, PERTAINING TO THE ADOPTION OF THE UPDATED MOLOKA'I COMMUNITY PLAN (2001)", PASS FIRST READING and BE ORDERED TO PRINT;
2. That the matter of State and County coordination to identify a park site at Hale o Lono be REFERRED to the appropriate committee for further discussion; and
3. That the matter of a new rodeo facility on Moloka'i be REFERRED to the appropriate committee for further discussion.

Adoption of this report is respectfully requested.

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**CHARMAINE TAVARES** Chair

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**MICHAEL J. MOLINA** Vice-Chair

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**DAIN P. KANE** Member

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**ALAN M. ARAKAWA** Member

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**PATRICK S. KAWANO** Member

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**ROBERT CARROLL** Member

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**WAYNE K. NISHIKI** Member

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**G. RIKI HOKAMA** Member