

COUNCIL OF THE COUNTY OF MAUI

# PLANNING AND LAND USE COMMITTEE

September 3, 2004

Committee

Report No.

04-153

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

Chair and Members:

Your Planning and Land Use Committee, having met on July 13, 2004 and August 3, 2004, makes reference to County Communication No. 04-42, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING A CONDITIONAL PERMIT TO CONSTRUCT A NEW HAWAII ARMY NATIONAL GUARD ARMORY, ORGANIZATIONAL MAINTENANCE SHOP, SERVICE, STORAGE, PARKING AND HELIPAD IMPROVEMENTS, AND RELATED IMPROVEMENTS, AND FOR A POST EXCHANGE AND HAWAII AIR NATIONAL GUARD FACILITIES WITHIN THE COUNTY AGRICULTURAL DISTRICT FOR PROPERTY SITUATED AT TMK 3-8-008:001 POR., PULEHUNUI, PUUNENE, MAUI, HAWAII".

The purpose of the proposed bill is to grant a ten-year extension to the Conditional Permit that was granted by Ordinance No. 3020 to construct facilities for the Hawaii Army National Guard and Hawaii Air National Guard on approximately 30 acres at Pulehunui, Puunene. Your Committee notes that the Conditional Permit, granted by Ordinance No. 3020, expired on December 14, 2003.

Your Committee notes that the Maui Planning Commission held a public hearing and meeting on the Conditional Permit application on January 13, 2004. After reviewing the findings presented in the document entitled "MAUI PLANNING DEPARTMENT'S REPORT AND RECOMMENDATION TO THE MAUI PLANNING COMMISSION December 9, 2003 Meeting", the Commission voted to recommend approval of a ten-year Conditional Permit extension.

By correspondence dated May 18, 2004, the Chair of your Committee suggested that the Planning Director consider having the Maui Planning Commission reconsider the subject application.

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By correspondence dated May 24, 2004, the Planning Director notified your Committee of his disagreement with the suggestion that the Maui Planning Commission reconsider the subject application.

At its meeting of July 13, 2004, your Committee met with a Staff Planner from the Department of Planning and the Corporation Counsel.

There was no public testimony.

Your Committee expressed concern about possible hazards arising from ordnance and fuel storage on the subject property. Your Committee also expressed interest in learning about the County's land use plans for the surrounding area.

Your Committee deferred consideration of the proposed bill pending further discussion.

By correspondence dated August 2, 2004, the Chair of your Committee transmitted background information on the proposed bill provided by CDS International on behalf of the applicant, the State Department of Accounting and General Services.

By correspondence dated August 2, 2004, the Chair of your Committee requested that the Planning Director provide information about the County's land use plans for the surrounding area.

At its meeting of August 3, 2004, your Committee met with the Planning Director; a Staff Planner from the Department of Planning; an Executive Assistant from the Office of the Mayor; a Captain and an Officer from the Department of Police; Ernest Lau, Lance Maja, and Rodney Toba of the State Department of Accounting and General Services; Vincent Dacanay, David Kashiwamura, and Alvin Satogata of the Hawaii Air National Guard; and Glenn Yokotake of CDS International, the applicant's consultant.

There was no public testimony.

Your Committee was informed that there would be no storage of ordnance, fuel, or other hazardous materials at the subject property, which will primarily be

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used for communications. In addition, your Committee was informed that the County had not determined its land use plans for the surrounding property and that Council approval would be necessary before the plans are enacted.

Your Committee voted to recommend passage of the proposed bill and filing of the communication.

Your Committee is in receipt of a revised proposed bill, entitled "A BILL FOR AN ORDINANCE AMENDING A CONDITIONAL PERMIT FOR A HAWAII ARMY NATIONAL GUARD ARMORY, HAWAII AIR NATIONAL GUARD FACILITIES, AND RELATED IMPROVEMENTS WITHIN THE COUNTY AGRICULTURAL DISTRICT FOR PROPERTY SITUATED AT TMK 3-8-008:001 POR., PULEHUNUI, PUUNENE, MAUI, HAWAII", incorporating nonsubstantive revisions.

Your Planning and Land Use Committee RECOMMENDS the following:

1. That Bill No. \_\_\_\_\_ (2004), as revised herein and attached hereto, entitled "A BILL FOR AN ORDINANCE AMENDING A CONDITIONAL PERMIT FOR A HAWAII ARMY NATIONAL GUARD ARMORY, HAWAII AIR NATIONAL GUARD FACILITIES, AND RELATED IMPROVEMENTS WITHIN THE COUNTY AGRICULTURAL DISTRICT FOR PROPERTY SITUATED AT TMK 3-8-008:001 POR., PULEHUNUI, PUUNENE, MAUI, HAWAII", be PASSED ON FIRST READING and be ORDERED TO PRINT; and
2. That County Communication No. 04-42 be FILED.

Adoption of this report is respectfully requested.

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**WAYNE K. NISHIKI** **Chair**

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**DANNY A. MATEO** **Member**

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**G. RIKI HOKAMA** **Vice-Chair**

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**MICHAEL J. MOLINA** **Member**

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**ROBERT CARROLL** **Member**

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**JOSEPH PONTANILLA** **Member**

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**JO ANNE JOHNSON** **Member**

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**CHARMAINE TAVARES** **Member**

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**DAIN P. KANE** **Member**