

COUNCIL OF THE COUNTY OF MAUI

PLANNING AND LAND USE COMMITTEE

September 21, 2004

Committee
Report No.

04-168

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 August 31, 2004, makes reference to County Communication No. 04-182, from the Planning Director, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM STATE AGRICULTURAL DISTRICT TO STATE URBAN DISTRICT FOR PROPERTY SITUATED AT MANOWAINUI-NAIWA, MOLOKAI, HAWAII".

The purpose of the proposed bill is to approve a State Land Use District Boundary Amendment for Kualapuu Elementary School at 260 Farrington Highway, Kualapuu, Molokai, as requested by Rodney Funakoshi of Wilson Okamoto & Associates, Inc., on behalf of the State Department of Accounting and General Services.

2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT MANOWAINUI-NAIWA, MOLOKAI, HAWAII".

The purpose of the proposed bill is to approve a Change in Zoning for Kualapuu Elementary School at 260 Farrington Highway, Kualapuu, Molokai, as requested by Rodney Funakoshi of Wilson Okamoto & Associates, Inc., on behalf of the State Department of Accounting and General Services.

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Your Committee notes that the Molokai Planning Commission held a public hearing on the Change in Zoning request on January 22, 2003. Your Committee further notes that the Molokai Planning Commission, after reviewing the findings presented in the documents respectively entitled "MAUI PLANNING DEPARTMENT'S REPORT TO THE MOLOKAI PLANNING COMMISSION JANUARY 22, 2003 MEETING" and "MAUI PLANNING DEPARTMENT'S RECOMMENDATION TO THE MOLOKAI PLANNING COMMISSION JANUARY 22, 2003 MEETING", voted to recommend approval of the proposed bills.

Your Committee further notes that the recommendation of the Molokai Planning Commission was based upon the following findings:

1. The proposed request meets the intent of the General Plan and the objectives and policies of the Molokai Community Plan.
2. The proposed request is consistent with the Molokai Community Plan land use map.
3. The proposed request meets the intent and purpose of the district being requested.
4. The applicant has submitted all the necessary information for the Change in Zoning application.
5. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage, solid waste disposal, drainage, roadway, or transportation systems, or other public requirements, conveniences, and improvements.
6. The application, if granted, would not adversely impact the social, cultural, economic, environmental, or ecological character or quality of the surrounding area.

At its meeting, your Committee met with the Planning Director, a Staff Planner from the Department of Planning, the Director of Public Works and Environmental Management, a Deputy Corporation Counsel, and Rodney Funakoshi of Wilson Okamoto & Associates, Inc., on behalf of the applicant, State Department of Accounting and General Services.

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There was no public testimony.

The Staff Planner provided an overview of the application. In response to your Committee's questions, the Staff Planner provided background information about the school's development plans. The Staff Planner also informed your committee that enactment of the proposed bills would facilitate development of a new six-classroom building on the Kualapuu Elementary School campus.

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

Your Committee is in receipt of revised proposed bills, 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 TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM STATE AGRICULTURAL DISTRICT TO STATE URBAN DISTRICT FOR PROPERTY SITUATED AT MANOWAINUI-NAIWA, MOLOKAI, HAWAII", be PASSED ON FIRST READING and be ORDERED TO PRINT;
2. That Bill No. _____ (2004), as revised herein and attached hereto, entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT MANOWAINUI-NAIWA, MOLOKAI, HAWAII", be PASSED ON FIRST READING and be ORDERED TO PRINT; and
3. That County Communication No. 04-182 be FILED.

Adoption of this report is respectfully requested.

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