

COUNCIL OF THE COUNTY OF MAUI

PLANNING AND LAND USE COMMITTEE

October 15, 2004

Committee

Report No. 04-184

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 September 28, 2004, makes reference to County Communication No. 00-289, from the Department of the Corporation Counsel, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN LAND USE MAP FROM PARK TO PUBLIC/QUASI-PUBLIC FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII".

The purpose of the proposed bill is to enact a Community Plan Amendment from Park to Public/Quasi-Public for approximately 0.97 acres at 20 Pauwela Road in Haiku, owned by the Makawao Hongwanji Mission.

2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII".

The purpose of the proposed bill is to enact a Change in Zoning from Urban Reserve District to P-1 Public/Quasi-Public District for approximately 0.97 acres at 20 Pauwela Road in Haiku, owned by the Makawao Hongwanji Mission.

3. A proposed resolution entitled "REFERRING TWO PROPOSED BILLS RELATING TO A CHANGE IN ZONING AND A COMMUNITY PLAN AMENDMENT TO THE MAUI PLANNING COMMISSION".

The purpose of the proposed resolution is to refer the proposed bills to the Maui Planning Commission.

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Your Committee notes that County Communication No. 00-289 was referred to the prior Council's Land Use Committee at the Council meeting of January 12, 2001 (County Communication No. 01-7).

At its meeting of January 10, 2003, the Council referred County Communication No. 00-289 to your Planning and Land Use Committee (County Communication No. 03-10).

By correspondence dated September 9, 2004, Andrew Hirose, Member, Makawao Hongwanji Mission, requested that your Committee schedule a meeting to consider the land use designations for the subject property.

By correspondence dated September 9, 2004, Floyd Nagoshi, President, Makawao Hongwanji Mission Kyodan Board, and Reverend Ron Kobata, Resident Minister, Makawao Hongwanji Mission, requested that your Committee schedule a meeting to consider the land use designations for the subject property. They also transmitted correspondence dated October 23, 2000, from Councilmembers Mike Davis, John Wayne Enriques, Rick Hokama, Dennis Nakamura, and Wayne Nishiki, to Janie Karimoto, advising that the Council would initiate a Community Plan Amendment (from Park to Public/Quasi-Public) and Change in Zoning (from Urban Reserve to Public/Quasi-Public) for the subject property. In addition, they advised that Makawao Hongwanji Mission is now seeking a Single Family Residential community plan designation and an R-3 Residential District zoning designation.

By correspondence dated September 15, 2004, Floyd Nagoshi, President, Makawao Hongwanji Mission Kyodan Board, and Reverend Ron Kobata, Resident Minister, Makawao Hongwanji Mission, transmitted maps depicting the subject property and nearby properties.

By correspondence dated September 16, 2004, the Chair of your Committee requested that the Corporation Counsel revise the proposed bills and resolution to correspond to Makawao Hongwanji Mission's current request for a Single Family Residential community plan designation and an R-3 Residential District zoning designation.

By correspondence dated September 20, 2004, the Department of the Corporation Counsel transmitted the following:

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1. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM PARK DISTRICT TO R-3 RESIDENTIAL DISTRICT FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII FOR THE MAKAWAO HONGWANJI MISSION".

The purpose of the revised proposed bill is to enact a Change in Zoning for the subject property from Park District to R-3 Residential District.

2. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM PARK TO SINGLE FAMILY RESIDENTIAL FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII FOR THE MAKAWAO HONGWANJI MISSION".

The purpose of the revised proposed bill is to enact a Community Plan Amendment for the subject property from Park to Single Family Residential.

3. A revised proposed resolution entitled "REFERRING TWO PROPOSED BILLS RELATING TO A CHANGE IN ZONING AND A COMMUNITY PLAN AMENDMENT FOR THE MAKAWAO HONGWANJI MISSION, SITUATED AT HAIKU, MAUI, HAWAII, TO THE MAUI PLANNING COMMISSION".

The purpose of the revised proposed resolution is to refer the revised proposed bills to the Maui Planning Commission.

By correspondence dated September 26, 2004, Floyd Nagoshi, President, Makawao Hongwanji Mission Kyodan Board, and Reverend Ron Kobata, Resident Minister, Makawao Hongwanji Mission, thanked your Committee for scheduling a meeting to consider the land use designations for the subject property.

At its meeting, your Committee met with the Planning Program Administrator of the Department of Planning; the Corporation Counsel; and Gwen

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Ohashi Hiraga, Munekiyo & Hiraga, Inc., land use consultant for Makawao Hongwanji Mission.

Your Committee received testimony in support of the proposed resolution from Andrew Hirose and Glenn Kosaka, Members, and Reverend Ron Kobata, Resident Minister, Makawao Hongwanji Mission.

Reverend Kobata provided a brief history of the Makawao Hongwanji Mission, which will celebrate its centennial in 2007. He also read a letter in support of the proposed resolution from Bishop Chikai Yosemori of the Honpa Hongwanji Mission of Hawaii.

Mr. Hirose distributed photographs and a map depicting the subject property and nearby properties.

Mr. Kosaka said that it would be appropriate to approve land use designations for the subject property because it has been in continuous residential use for approximately 30 years and is located in a residential area. He said that the existing designations were established in 1993 as part of a comprehensive rezoning project by the County, without specific notice to Makawao Hongwanji Mission. This history justifies the Council's initiation of the proposed land use changes, according to Mr. Kosaka. He further stated that Makawao Hongwanji Mission intends to sell the subject property and that the property's marketability would be enhanced by approval of the residential land use designations. Mr. Kosaka, an attorney, noted that he and Ms. Hiraga were not being compensated for their appearance before your Committee.

The Planning Program Administrator of the Department of Planning advised that an environmental assessment would be needed before the proposed Community Plan Amendment could be approved.

Your Committee voted to further revise the revised proposed resolution to incorporate a correction to the attached revised proposed zoning bill by reflecting the subject property's current Urban Reserve zoning designation.

Your Committee voted to recommend adoption of the revised proposed resolution, as further revised.

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Your Committee is in receipt of a revised proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE DISTRICT TO R-3 RESIDENTIAL DISTRICT FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII FOR THE MAKAWAO HONGWANJI MISSION", and a revised proposed resolution incorporating your Committee's revisions.

Your Planning and Land Use Committee RECOMMENDS that Resolution No. _____, as revised herein and attached hereto, entitled "REFERRING TWO PROPOSED BILLS RELATING TO A CHANGE IN ZONING AND A COMMUNITY PLAN AMENDMENT FOR THE MAKAWAO HONGWANJI MISSION, SITUATED AT HAIKU, MAUI, HAWAII, TO THE MAUI PLANNING COMMISSION", be ADOPTED.

Adoption of this report is respectfully requested.

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WAYNE K. NISHIKI **Chair**

DANNY A. MATEO **Member**

G. RIKI HOKAMA **Vice-Chair**

MICHAEL J. MOLINA **Member**

ROBERT CARROLL **Member**

JOSEPH PONTANILLA **Member**

JO ANNE JOHNSON **Member**

CHARMAINE TAVARES **Member**

DAIN P. KANE **Member**