

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

June 1, 2001

Committee
Report No.

01-102

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

Chair and Members:

Your Land Use Committee, having met on May 14, 2001, makes reference to County Communication No. 01-83, from the Planning Director, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE MOLOKAI COMMUNITY PLAN AND LAND USE MAP FROM SINGLE-FAMILY TO MULTI-FAMILY FOR PROPERTY SITUATED AT KAUNAKAKAI, MOLOKAI, HAWAII".

The purpose of the proposed bill is to amend the Moloka`i Community Plan and Land Use Map from Single-Family to Multi-Family for property at Kaunakakai, Moloka`i (TMK: 5-3-003: Por. 001) in order to facilitate the establishment of a one-acre parking lot for Hale Mahaolu's senior center.

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

The purpose of the proposed bill is to amend the State Land Use District Classification from Agricultural to Urban for property at Kaunakakai, Moloka`i (TMK: 5-3-003: Por. 001) in order to facilitate the establishment of a one-acre parking lot for Hale Mahaolu's senior center.

3. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM TO A-1 APARTMENT DISTRICT FOR PROPERTY SITUATED AT KAUNAKAKAI, MOLOKAI, HAWAII".

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The purpose of the proposed bill is to amend zoning designation from Interim to A-1 Apartment District for property at Kaunakakai, Moloka'i (TMK: 5-3-003: Por. 001) in order to facilitate the establishment of a one-acre parking lot for Hale Mahaolu's senior center.

4. Other related documents.

The applicant, Roy Katsuda, on behalf of Hale Mahaolu, Inc., is requesting a Community Plan Amendment from Single-Family to Multi-Family, a State District Boundary Amendment from Agricultural to Urban, and a Change in Zoning from Interim to A-1 Apartment, in order to develop the Home Pumehana Senior Center on Moloka'i.

Your Committee notes that the Molokai Planning Commission held a public hearing on the change in zoning request on January 24, 2001. (The hearing was originally scheduled for January 10, 2001, but was postponed for two weeks.) At the hearing, five individuals testified in support of the requested land-use approvals.

Your Committee further notes that at its meeting of January 24, 2001, the Molokai Planning Commission, after reviewing the findings presented in the documents entitled "MAUI PLANNING DEPARTMENT'S REPORT TO THE MOLOKAI PLANNING COMMISSION JANUARY 10, 2001 MEETING and JANUARY 24, 2001 MEETING", and "MAUI PLANNING DEPARTMENT'S CONCLUSIONS AND RECOMMENDATIONS TO THE MOLOKAI PLANNING COMMISSION JANUARY 10, 2001 MEETING and JANUARY 24, 2001 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 applicant has submitted all the necessary information for the Community Plan Amendment application;
2. The proposed application complies with the applicable standards for a State Land Use Commission District Boundary Amendment;

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3. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the County;
4. The proposed request is consistent with the applicable community plan land use map of the County;
5. The proposed request meets the intent and purpose of the district being requested;
6. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements; and
7. The application, if granted, would not adversely impact the social cultural, economic, environmental, and ecological character and quality of the surrounding area.

At its meeting, your Committee met with the Planning Director; a Staff Planner from the Department of Planning; a Deputy Corporation Counsel; Michael Munekiyo, consultant for the applicant; and Roy Katsuda, the applicant.

Mr. Munekiyo presented a computer-generated slide show presenting background information on the applicant's request and a conceptual site plan of the proposed parking lot.

Mr. Katsuda informed your Committee that Hale Mahaolu, a nonprofit corporation, operates an existing 2,160-square-foot laundry/meeting facility and that the requested land-use approvals would facilitate expansion and modification of the existing building to encompass approximately 4,500 square feet of floor area for the Home Pumehana Senior Center. He further informed your Committee that the facilities will be available for appropriate usage by the general public when not in use by residents.

The Staff Planner informed your Committee that concerns about water availability for the project had been raised by the State Commission on Water

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Resource Management. She noted that the concerns have since been resolved because Hale Mahaolu will be irrigating its property with on-site well water.

Your Committee agreed to recommend passage of the proposed bills on first reading and filing of County Communication No. 01-83.

Your Committee is in receipt of a revised proposed bill amending the Moloka'i Community Plan and Land Use Map, approved as to form and legality by the Department of the Corporation Counsel, incorporating nonsubstantive, technical amendments.

Your Land Use Committee RECOMMENDS the following:

1. That Bill No. _____ (2001), as revised herein and attached hereto, entitled "A BILL FOR AN ORDINANCE TO AMEND THE MOLOKAI COMMUNITY PLAN AND LAND USE MAP FROM SINGLE-FAMILY TO MULTI-FAMILY FOR PROPERTY SITUATED AT KAUNAKAKAI, MOLOKAI, HAWAII" PASS FIRST READING and BE ORDERED TO PRINT;
2. That Bill No. _____ (2001), attached hereto, entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT KAUNAKAKAI, MOLOKAI, HAWAII" PASS FIRST READING and BE ORDERED TO PRINT;
3. That Bill No. _____ (2001), attached hereto, entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM TO A-1 APARTMENT DISTRICT FOR PROPERTY SITUATED AT KAUNAKAKAI, MOLOKAI, HAWAII", PASS FIRST READING and BE ORDERED TO PRINT; and
4. That County Communication No. 01-83 be FILED.

Adoption of this report is respectfully requested.

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ALAN M. ARAKAWA **Chair**

DAIN P. KANE **Member**

PATRICK S. KAWANO **Vice-Chair**

MICHAEL J. MOLINA **Member**

ROBERT CARROLL **Member**

WAYNE K. NISHIKI **Member**

G. RIKI HOKAMA **Member**

CHARMAINE TAVARES **Member**

JO ANNE JOHNSON **Member**