

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

September 21, 2001

Committee
Report No.

01-173

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

Chair and Members:

Your Land Use Committee, having met on September 4, 2001 and September 5, 2001, makes reference to County Communication No. 01-234, from the Planning Director, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN FROM SINGLE-FAMILY (SF) TO PUBLIC/QUASI-PUBLIC (P) FOR PROPERTY SITUATED AT KAMAOLE, KIHEI, MAUI, HAWAII (WAILEA FIRE STATION)".

The purpose of the proposed bill is to approve a Community Plan Amendment for the Wailea Fire Station property in Kihei identified as TMK: 3-9-038:026 and portion of 028 (approximately 3.152 acres).

2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-2 RESIDENTIAL DISTRICT, OZ OPEN ZONE, PROPOSED STREET AND A-1 APARTMENT DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT KAMAOLE, KIHEI, MAUI, HAWAII (WAILEA FIRE STATION)".

The purpose of the proposed bill is to approve a Change in Zoning for the Wailea Fire Station property in Kihei identified as TMK: 3-9-038:026 and portion of 028 and TMK: 2-1-008:046 and 113 (approximately 5.752 acres).

3. Other related documents.

Your Committee notes that the proposed bills were initiated by the Council's adoption of Resolution No. 01-62.

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Your Committee further notes that, at its regular meeting of July 24, 2001, the Maui Planning Commission, after reviewing the findings presented in the documents entitled "MAUI PLANNING DEPARTMENT'S REPORT AND RECOMMENDATION TO THE MAUI PLANNING COMMISSION JULY 24, 2001 MEETING" and "MAUI PLANNING DEPARTMENT'S REPORT TO THE MAUI PLANNING COMMISSION JULY 24, 2001 MEETING", voted to recommend approval of the proposed Community Plan Amendment and Change in Zoning.

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

1. All necessary information for the Community Plan Amendment application has been submitted;
2. The proposed application complies with the applicable standards for a State Land Use Commission District Boundary Amendment;
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.

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At its meeting of September 4, 2001 (in Kihei), your Committee deferred consideration of the proposed bills without discussion and recessed until September 5, 2001.

At its reconvened meeting of September 5, 2001 (in Kihei), your Committee met with the Fire Chief, the Director of Public Works and Waste Management, the Director of Water Supply, the Planning Director, the Deputy Planning Director, and a Deputy Corporation Counsel.

Your Committee received written testimony in support of the proposed bills from one individual and in opposition to the proposed bills from four individuals.

The Deputy Planning Director informed your Committee that the subject property is located at the corner of Pi'ilani Highway and Kilohana Drive. He also provided an overview of the proposed bills and the Maui Planning Commission's deliberations.

In response to a question from your Committee, the Deputy Planning Director stated that studies indicate that necessary infrastructure (including water) will be available to support the proposed Wailea Fire Station.

Your Committee expressed its strong support for the proposed Wailea Fire Station, which is intended to provide enhanced public safety for the fast-growing South Maui area. Your Committee noted that the Kihei Fire Station is the only station along the South Maui coastline from Maalaea to Makena.

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

Your Land Use Committee **RECOMMENDS** the following:

1. That Bill No. _____ (2001), attached hereto, entitled "A BILL FOR AN ORDINANCE TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN FROM SINGLE-FAMILY (SF) TO PUBLIC/QUASI-PUBLIC (P) FOR PROPERTY SITUATED AT KAMAOLE, KIHEI, MAUI, HAWAII (WAILEA FIRE STATION)", PASS FIRST READING and BE ORDERED TO PRINT;

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2. That Bill No. _____ (2001), attached hereto, entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-2 RESIDENTIAL DISTRICT, OZ OPEN ZONE, PROPOSED STREET AND A-1 APARTMENT DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT KAMAOLE, KIHEI, MAUI, HAWAII (WAILEA FIRE STATION)", PASS FIRST READING and BE ORDERED TO PRINT; and
3. That County Communication No. 01-234 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**