

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

October 19, 2001

Committee
Report No.

01-194

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 27, 2001, makes reference to County Communication No. 01-220, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE GRANTING A CONDITIONAL PERMIT TO THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES FOR A NEW SIX-CLASSROOM BUILDING AT KUALAPUU ELEMENTARY SCHOOL WITHIN THE COUNTY AGRICULTURAL DISTRICT, KUALAPUU, MOLOKAI".

The purpose of the proposed bill is to grant a Conditional Permit to the State Department of Accounting and General Services ("DAGS") for the construction and operation of a new six-classroom building at Kualapuu Elementary School on approximately 12.004 acres of land located within the County Agricultural District, Kualapuu, Moloka'i (TMK: 5-2-013:027).

Your Committee notes that the Moloka'i Planning Commission held a public hearing and meeting on the Conditional Permit application on May 9, 2001. After reviewing the findings presented in the documents entitled "Maui Planning Department's Report for the Molokai Planning Commission Meeting on May 9, 2001" and "Maui Planning Department's Conclusion, and Recommendation Report for the Molokai Planning Commission Meeting on May 9, 2001", the Commission voted to recommend approval of the request for a County Conditional Permit subject to the following conditions:

1. That the Conditional Permit shall be valid for a period of five (5) years from the date of the granting of this permit.
2. That the applicant shall file a request for a District Boundary Amendment to the Urban District and a Change in Zoning to the P-1 Public/Quasi-Public District within one (1) year from the date of the adoption of the Molokai Community Plan Update. Should the

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subject property not be redesignated for Public/Quasi-Public use in the Molokai Community Plan, this condition no longer applies.

3. That full compliance with other applicable governmental requirements shall be rendered.

Your Committee further notes that the recommendation of the Moloka'i Planning Commission was based upon the following conclusions:

1. There is no evidence that the ongoing use will be significantly detrimental to the public interest, convenience, and welfare.
2. The proposed use will be in harmony with the area.

At its meeting, your Committee met with the Deputy Planning Director; a Staff Planner from the Department of Planning; a Deputy Corporation Counsel; and Rodney Funakoshi, Wilson Okamoto & Associates, representing DAGS.

Mr. Funakoshi informed your Committee that construction of the school building, which is expected to be completed within a year, would ease overcrowding in existing classrooms. He further informed your Committee that the building will include restrooms and a teachers' lounge, in addition to new classrooms. Fifteen additional parking stalls will also be constructed in conjunction with the new building.

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

Your Committee is in receipt of a revised proposed bill, incorporating technical revisions.

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Your Land Use Committee RECOMMENDS the following:

1. That Bill No. _____ (2001), as revised herein and attached hereto, entitled "A BILL FOR AN ORDINANCE GRANTING A CONDITIONAL PERMIT TO THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES FOR A NEW SIX-CLASSROOM BUILDING AT KUALAPUU ELEMENTARY SCHOOL WITHIN THE COUNTY AGRICULTURAL DISTRICT, KUALAPUU, MOLOKAI" PASS FIRST READING and BE ORDERED TO PRINT; and

2. That County Communication No. 01-220 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**