

NOTE: meeting recessed to 9/5/01, 6 p.m., Kihei Community & Aquatic Center Main Hall

LAND USE COMMITTEE
Council of the County of Maui

Meeting Agenda

September 4, 2001
6:00 p.m.

Kihei Community & Aquatic Center Main Hall
303 East Lipoa Street, Kihei, Maui, Hawai'i
website: <http://www.co.maui.hi.us/committees/LU/index.html>
e-mail: lu.committee@co.maui.hi.us

COMMITTEE MEMBERS

Alan M. Arakawa, Chair

Patrick S. Kawano, Vice-Chair

Robert Carroll

G. Riki Hokama

Jo Anne Johnson

Dain P. Kane

Michael J. Molina

Wayne K. Nishiki

Charmaine Tavares

AGENDA ITEMS ARE SUBJECT TO CANCELLATION. For a confirmation of the meeting date and time, and for tentative scheduling of agenda items, please contact the Committee Staff (David Raatz or Yvette Bantilan) at: Office of Council Services, 200 South High Street, Wailuku, HI 96793, 808-270-7838, 1-800-272-0026 (toll-free from Moloka'i), 1-800-272-0098 (toll-free from Lana'i), 808-270-7686 (fax).

ORAL OR WRITTEN TESTIMONY on any agenda item will be accepted prior to the discussion of each agenda item. Oral testimony shall be limited to three minutes. If written testimony is submitted at the meeting, 15 copies are requested. If written testimony is e-mailed or faxed, please submit by 12 noon on the business day preceding the meeting so that copies can be provided to Council members in a timely manner.

INDIVIDUALS WHO INTEND TO ATTEND THE MEETING AND WHO HAVE DISABILITIES REQUIRING SPECIAL ASSISTANCE should call the Office of Council Services at least three days in advance.

DOCUMENTS ON FILE WITH THE COMMITTEE, which may include correspondence relating to the agenda items below, may be inspected prior to the meeting date. Photocopies may be ordered, subject to charges imposed by law (Maui County Code, Sec. 2.64.010). Please contact the Office of Council Services to make arrangements for inspection or photocopying of documents.

TO LEARN MORE ABOUT COUNCIL-RELATED ISSUES, tune in to Akaku: Maui Community Television (see attached Akaku Taping and Playback Schedule).

LU-37

REQUEST FROM ROY FIGUEIROA, GENERAL MANAGER, MAKENA RESORT CORPORATION, FOR A CHANGE IN ZONING

DESCRIPTION:

By County Communication No. 00-242, the Planning Director transmitted a draft bill entitled "A BILL FOR AN ORDINANCE TO AMEND PORTIONS OF LAND ZONING MAP NOS. 5 AND 514 TO ESTABLISH A-2 APARTMENT DISTRICT, B-2 COMMUNITY BUSINESS DISTRICT, B-R RESORT COMMERCIAL DISTRICT, H-M HOTEL DISTRICT, PK-1 NEIGHBORHOOD PARK DISTRICT, PK-4 GOLF COURSE PARK DISTRICT, R-1 AND R-3 RESIDENTIAL DISTRICT (CONDITIONAL ZONING) FOR LANDS SITUATED AT MAKENA, MAUI, HAWAII" (TMK: 2-1-5:83, 84, 85, 86, portion of 108, 120, 124, 125; 2-1-6:36, 37, 56,

MORE →

57, 59; 2-1-7:4, 68, 92, 93, 94; 2-1-8:78, 79, 80, 81, portion of 90, 98, 99, 100). The purpose of the draft bill is to change the zoning for various parcels of land in the Makena Resort Area in order to implement the Kihei-Makena Community Plan and Makena Resort's Master Plan for 755.689 acres in Makena. According to Makena Resort's "Application for Change in Zoning" (November 1999) (Chapter I, page 19), "the Makena Resort Master Plan projects approximately 1,077 multi-family residential units, 28 single family residential units, two (2) new hotels totaling about 545 rooms, and approximately 18 acres of commercial use." The application (Chapter I, page 1) also states that the requested Change in Zoning includes 477.1 acres of currently developed lands (including the 310-room Maui Prince Hotel and the Makena North and Makena South golf courses) and 278.589 acres of currently vacant lands. At its meetings of March 12, 2001, July 2, 2001, July 5, 2001, and August 15, 2001, the Committee deferred consideration of the draft bill. The Committee will consider whether to recommend passage of the draft bill on first reading with or without revisions. The Committee may also consider other related action, including the filing of County Communication No. 00-242.

STATUS:

LU-2

COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING FOR THE WAILEA FIRE STATION

DESCRIPTION:

By County Communication No. 01-234, the Planning Director transmitted 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 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 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: 2-1-008:046 and 113 (approximately 5.752 acres).

STATUS:

The Committee will consider whether to recommend passage of the proposed bills on first reading with or without revisions. The Committee may consider other related action, including the possible filing of County Communication No. 01-234.

LU-9

REQUEST FROM KENRANES, LTD. FOR A CHANGE IN ZONING (KA ONO ULU COMMERCIAL DEVELOPMENT)

DESCRIPTION:

By County Communication No. 99-193, the Planning Director transmitted a draft bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM A-1 APARTMENT AND R-1 RESIDENTIAL DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT KIHEI, MAUI, HAWAII". The purpose of the draft bill is to change the zoning from R-1 Residential and A-1 Apartment to B-2 Community Business District for the Ka Ono Ulu Commercial Development on approximately 5.171 acres of land in Kihei, Maui, Hawai'i (TMK: 3-9-1:157). Since the draft bill was transmitted, the applicant's name has changed from Kenolio Ranch Partners to Kenranes, Ltd.

STATUS:

At its meetings of November 15, 1999 and August 14, 2000, the prior Council's Land Use Committee deferred consideration of the draft bill. The Committee will consider whether to recommend passage of the draft bill on first reading with or without revisions. The Committee may also consider other related action, including the filing of County Communication No. 99-193.

lu:010904:dmr

draft