

LAND USE COMMITTEE

Council of the County of Maui

Meeting Agenda

October 18, 2001

9:00 a.m.

Council Chamber, 8th Floor

200 South High Street, Wailuku, 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

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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-9

CHANGE IN ZONING FOR THE KUKUI MALL SHOPPING CENTER PARKING LOT (KIHEI)

DESCRIPTION:

By County Communication No. 01-276, the Planning Director transmitted a proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-2 RESIDENTIAL DISTRICT TO B-2 COMMUNITY BUSINESS DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT KIHEI, MAUI, HAWAII". The purpose of the proposed bill is to grant a Change in Zoning from R-2 Residential District to B-2 Community Business District on approximately 1.070 acres of land containing a portion of the existing Kukui Mall Parking Lot located at Kihei, Maui (TMK: 3-9-003:016 (por. of)).

STATUS:

The Committee will consider whether to recommend passage of the proposed bill on first reading, with or without revisions. The Committee may consider other related action, including the possible filing of County Communication No. 01-276.

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LU-34 CONDITIONAL PERMIT FOR MAUI OCEAN BREEZES BED AND BREAKFAST (HAIKU)

DESCRIPTION: By County Communication No. 01-253, the Planning Director transmitted a proposed bill entitled "A BILL FOR AN ORDINANCE GRANTING A CONDITIONAL PERMIT TO KEEN AND ANJULE DESURE TO OPERATE THE TWO-BEDROOM MAUI OCEAN BREEZES BED AND BREAKFAST WITHIN THE COUNTY AGRICULTURAL DISTRICT FOR PROPERTY SITUATED AT 240 NORTH HOLOKAI ROAD, HAIKU, MAUI, HAWAII". The purpose of the proposed bill is to grant Kenn and Anjule DeSure a Conditional Permit to operate the 2-bedroom Maui Ocean Breezes Bed and Breakfast on approximately 2.212 acres of land at 240 North Holokai Road, Haiku, Maui (TMK: 2-8-004:104).

STATUS: The Committee will consider whether to recommend passage of the proposed bill on first reading, with or without revisions. The Committee may consider other related action, including the possible filing of County Communication No. 01-253.

LU-4 REQUEST FROM MERCER K. VICENS, A&B PROPERTIES, INC., FOR A COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING (HALIIMAILE DEVELOPMENT)

DESCRIPTION: The Planning Director transmitted County Communication No. 00-86, regarding a request from Mercer K. Vicens, on behalf of A&B Properties, Inc., for: (1) a Community Plan Amendment to redescribe the configuration of the Single Family Residential District (45 acres) and the Park District (10 acres) and amend the Community Plan from Agricultural District to Public/Quasi District (7.994 acres); and (2) a Change in Zoning from Interim District to the R-1 Residential District and PK-1 District to develop a 196 single-family-lot residential subdivision on 45 acres, a 10-acre park, a drainage-retention basin, and a sewer-treatment facility on approximately 62.994 acres of land located in Haliimaile (TMK: 2-5-003:Portion of 10). Included in the transmittal are a proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE MAKAWAO-PUKALANI-KULA COMMUNITY PLAN AND LAND USE MAP FROM SINGLE FAMILY RESIDENTIAL TO PARK, FROM PARK TO SINGLE FAMILY RESIDENTIAL, AND FROM AGRICULTURE TO PUBLIC/QUASI PUBLIC FOR PROPERTY SITUATED AT HALIIMAILE, MAUI, HAWAII" and a draft bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT TO R-1 RESIDENTIAL DISTRICT AND PK-1 PARK DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT HALIIMAILE, MAUI, HAWAII".

STATUS: At its meeting of September 17, 2001, the Committee deferred consideration of the bills pending further discussion. This item is being scheduled to allow the Committee to consider water and transportation concerns relating to the proposed development. No legislative action will be considered.

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,

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, August 15, 2001, and September 4, 2001, the Committee deferred consideration of the draft bill. This item is being scheduled to allow the Committee to consider water and transportation concerns relating to the proposed development. No legislative action will be considered.

STATUS:

lu:011018:dmr