

LAND USE COMMITTEE

Council of the County of Maui

Meeting Agenda

February 11, 2002

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/>

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. 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.

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LU-16

RELATING TO PROJECT DISTRICT AMENDMENTS AND REVISIONS

DESCRIPTION:

By County Communication No. 01-190, the Planning Director transmitted the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.45 AND 19.510, MAUI COUNTY CODE, RELATING TO PROJECT DISTRICT AMENDMENTS AND REVISIONS". The purpose of the proposed bill is to clarify that Project District amendments and revisions shall be processed through Chapter 19.45 of the Maui County Code.
2. Comments and recommendations regarding the proposed bill from the Maui, Moloka`i and Lana`i Planning Commissions, as requested by the Council, in Resolution No. 00-181.

STATUS:

At its meeting of January 7, 2002, the Committee deferred consideration of the proposed bill. The Committee may consider whether to recommend passage of the proposed bill on first reading, with or without revisions. The Committee may also consider other related action, including the possible filing of County Communication No. 01-190.

MORE →

**LU-26 CONDITIONAL PERMIT TO OPERATE KAHALIA ALOHA CHAPEL
COMMERCIAL WEDDING COMPLEX (LAHAINA)**

DESCRIPTION: By County Communication No. 02-10, the Planning Director transmitted a proposed bill entitled "A BILL FOR AN ORDINANCE GRANTING A CONDITIONAL PERMIT TO GREG MCANALLY AND MAUI DIRECT, INC., DBA ALOHA IKE KAU A KAU WEDDINGS, FOR THE OPERATION OF KAHALIA ALOHA CHAPEL, A COMMERCIAL WEDDING SERVICE WITHIN THE COUNTY AGRICULTURAL DISTRICT, FOR PROPERTY SITUATED AT 120 ALA HOKU PLACE, KAHANA, LAHAINA, MAUI, HAWAII". The purpose of the proposed bill is to grant a Conditional Permit to Maui Direct, Inc., dba Aloha Ike Kau A Kau Weddings for Kahalia Aloha Chapel, to operate a commercial wedding business in an 840-square-foot chapel and in four rooms and a bathroom of the main Single-Family dwelling on approximately 2 acres of land at 120 Ala Hoku Place in Kahana, Lahaina (TMK: 4-3-010:026).

STATUS: The Committee may consider whether to recommend passage of the proposed bill on first reading, with or without revisions. The Committee may also consider other related action, including the possible filing of County Communication No. 02-10.

**LU-38 CHANGE IN ZONING AND PROJECT DISTRICT PHASE 1 APPROVAL
FOR WAILEA 670 RESIDENTIAL DEVELOPMENT**

DESCRIPTION: By County Communication No. 01-334, the Planning Director transmitted the following:

1. A draft bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM THE AGRICULTURAL AND OPEN SPACE DISTRICTS TO KIHEI-MAKENA PROJECT DISTRICT 9 (WAILEA 670) (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT PAEAHU, PALAUEA, KEAUCOU, MAUI, HAWAII". The purpose of the draft bill is to enact a Change in Zoning from Agriculture and Open Space Districts to Kihei-Makena Project District 9 (Wailea 670) for approximately 267.65 acres (TMK: 2-1-008:portion of 56 and portion of 71).
2. A draft bill entitled "A BILL FOR AN ORDINANCE TO AMEND ORDINANCE NO. 2171 (1992), RELATING TO KIHEI-MAKENA PROJECT DISTRICT 9 (WAILEA 670) ZONING, FOR PROPERTY SITUATED AT PAEAHU, PALAUEA, KEAUCOU, MAUI, HAWAII". The purpose of the draft bill is to amend conditions of Ordinance No. 2171 and the Unilateral Agreement established for Kihei-Makena Project District 9 (Wailea 670) for approximately 402.35 acres (TMK: 2-1-008:portion of 56 and portion of 71), by deleting conditions 6 and 8 and adding new conditions. Condition 6 requires the developer to make available to Hawai'i residents 50 percent of tee times at one of two golf courses. Condition 8 requires the developer to construct a Little League field prior to the completion of the golf courses; a proposed new condition provides that the developer shall pay the County the estimated cost of constructing the field (\$3,470,332).
3. A proposed bill entitled "A BILL FOR AN ORDINANCE REPEALING CHAPTER 19.90, MAUI COUNTY CODE, AND ESTABLISHING A NEW CHAPTER 19.90A, MAUI COUNTY CODE, PERTAINING TO KIHEI-MAKENA PROJECT DISTRICT 9 (WAILEA 670)". The purpose of the proposed bill is to repeal an existing Project District and establish a new Project District, establishing permissible land uses and appropriate standards of development for a residential community, consisting of Single-Family and Multi-Family dwellings, complemented with Village mixed-uses, all integrated with an 18-hole golf course and other recreational amenities.

STATUS: The Committee will accept an informational presentation from the developer and may ask follow-up questions to the developer or resource persons in response to the presentation. No legislative action will be considered on this item and no other deliberations will occur. The item will be deferred, pending further discussion.