

LAND USE COMMITTEE
Council of the County of Maui

Meeting Agenda

Date: October 28, 2002 (1:30 p.m.) [Council Chamber, 8th Floor, Kalana O Maui Bldg., 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

Robert Carroll

G. Riki Hokama

Jo Anne Johnson

Dain P. Kane

Danny A. Mateo

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-6

HEIGHT VARIANCE AT 744 FRONT STREET (LAHAINA)

DESCRIPTION:

By County Communication No. 02-198, the Planning Director transmitted a proposed resolution entitled "GRANTING A VARIANCE REVIEWED AND APPROVED BY THE MAUI COUNTY CULTURAL RESOURCES COMMISSION TO ALLOW AN INCREASE OF APPROXIMATELY FIVE FEET IN THE HEIGHT OF A BUILDING SITUATED WITHIN HISTORIC DISTRICT NO. 2 AT 744 FRONT STREET, LAHAINA, MAUI, HAWAII". The purpose of the proposed resolution is to grant a variance from "building height" for the rooftop improvements for the 744 Front Street Redevelopment Project in Lahaina, Maui, (TMK: 4-6-009:007 and 062), as requested by Chris Hart & Partners, on behalf of LoKo Maui LLC.

STATUS:

The Committee may consider whether to recommend adoption of the proposed resolution, with or without revisions. The Committee may also consider other related action, including the possible filing of County Communication No. 02-198.

MORE →

**LU-34 CONDITIONAL PERMIT FOR “MAALAEA BAY RENTALS”
(MAALAEA)**

DESCRIPTION: By County Communication No. 02-97, the Planning Director transmitted a proposed bill entitled "A BILL FOR AN ORDINANCE GRANTING JEANNE MCJANNET, DBA MAALAEA BAY RENTALS, A DIVISION OF J. NOWELL REALTY, A CONDITIONAL PERMIT TO OPERATE A TRANSIENT VACATION RENTAL OFFICE WITHIN THE COUNTY A-2 APARTMENT DISTRICT, FOR PROPERTY SITUATED AT 280 HAUOLI STREET, MAALAEA, MAUI, HAWAII". The purpose of the proposed bill is to grant Jeanne McJannet, d.b.a. Maalaea Bay Rentals, a Division of J. Nowell Realty, a Conditional Permit to operate a transient vacation rental office at the Hono Kai Resort on approximately 1.011 acres located at 280 Hauoli Street, Maalaea, Maui (TMK: 3-8-014:002).

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. 02-97.

**LU-11 COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING FOR
THE FORMER ODA TAILOR SHOP (PAIA)**

DESCRIPTION: By County Communication No. 02-155, the Planning Director transmitted the following proposed bills:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM SINGLE-FAMILY RESIDENTIAL TO BUSINESS/COMMERCIAL, FOR PROPERTY SITUATED AT 109 BALDWIN AVENUE, LOWER PAIA, HAMAKUAPOKO, MAUI, HAWAII". The purpose of the proposed bill is to enact a Community Plan Amendment for approximately 7,265 square feet located at 109 Baldwin Avenue, Lower Paia, Hamakuapoko, Maui (TMK: 2-6-006:014), as requested by Auku`u Consulting, on behalf of Angela Cochran.
2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-1 RESIDENTIAL DISTRICT TO B-CT, COUNTRY TOWN BUSINESS DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT 109 BALDWIN AVENUE, LOWER PAIA, HAMAKUAPOKO, MAUI, HAWAII";". The purpose of the proposed bill is to enact a Change in Zoning for approximately 7,265 square feet located at 109 Baldwin Avenue, Lower Paia, Hamakuapoko, Maui (TMK: 2-6-006:014), as requested by Auku`u Consulting, on behalf of Angela Cochran.

STATUS: The Committee may consider whether to recommend passage of the proposed bills on first reading, with or without revisions. The Committee may also consider other related action, including the possible filing of County Communication No. 02-155.

LU-5 PUBLIC REVIEW OF AG SUBDIVISIONS

DESCRIPTION: The Committee is in receipt of County Communication No. 02-95, from Councilmember Jo Anne Johnson, relating to flaws in the Agricultural District Zoning Ordinance. By correspondence dated October 22, 2002, the Department of the Corporation Counsel transmitted a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 18, MAUI COUNTY CODE, PERTAINING TO PUBLIC REVIEW OF AGRICULTURAL SUBDIVISIONS". The purpose of the proposed bill is to create a public-review process for subdivisions within the agricultural land use district.

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. 02-95.

LU-21 MAUI NUI PARK

DESCRIPTION: The Committee is in receipt of County Communication No. 01-82, from former Council Chair Patrick S. Kawano, relating to the dolphin components of the proposed Maui Nui Park in Kihei.

STATUS: Since November 16, 2001, the Committee Chair has made six written and many verbal requests for the Corporation Counsel to provide a legal opinion regarding the definition of “zoological parks” and whether the Maui Planning Commission should reconsider the Special Management Area use permit issued for the proposed Maui Nui Park. The Committee may discuss the Corporation Counsel's failure to provide the requested legal opinion. The Committee may also consider other related action, including the possible filing of County Communication No. 01-82.

lu:021028:dmr