

# LAND USE COMMITTEE

Council of the County of Maui

## Meeting Agenda

Thursday, September 15, 2011

1:30 p.m.

Council Chamber, 8<sup>th</sup> Floor  
200 South High Street, Wailuku, Hawaii

website: [www.mauicounty.gov/committees/LU](http://www.mauicounty.gov/committees/LU)

OFFICE OF THE  
COUNTY CLERK

2011 SEP -8 AM 9:19

RECEIVED

### VOTING MEMBERS

Robert Carroll, Chair

Mike White, Vice-Chair

Gladys C. Baisa

Elle Cochran

Donald G. Couch, Jr.

G. Riki Hokama

Danny A. Mateo

Joseph Pontanilla

Michael P. Victorino

*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 (Kirstin Hamman or Pauline Martins) at: Office of Council Services, 200 South High Street, Wailuku, HI 96793, 808-270-7838, 1-800-272-0026 (toll-free from Molokai), 1-800-272-0098 (toll-free from Lanai), 808-270-7686 (fax).*

*ORAL OR WRITTEN TESTIMONY on any agenda item will be accepted. Each testifier shall be allowed to speak for three minutes on each item. These time limits may be suspended pursuant to the Rules of the Council, provided a suspension would apply equally to all testifiers and all items. No further oral testimony by the testifier on the item shall be permitted. An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify. To ensure its distribution prior to the meeting, written testimony must be received in the Office of Council Services at least 24 hours prior to the meeting; provided, that if a meeting will be held on a Monday, written testimony shall be received by 12:00 noon on the business day preceding the meeting. If written testimony is submitted at the meeting, 16 copies are requested.*

*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.*

LU-65

### COMMUNITY PLAN AMENDMENT, PROJECT DISTRICT PHASE I APPROVAL, AND CHANGE IN ZONING FOR THE PULELEHUA PROJECT (LAHAINA)

#### DESCRIPTION:

The Committee is in receipt of the following:

1. County Communication No. 06-236, from the Planning Director, transmitting a request from Randy Endo, Esq., Vice-President, Community Development, Maui Land & Pineapple Company, Inc., for a Community Plan Amendment from Agricultural, Park, and Open Space to West Maui Project District 5 (Pulelehua); Change in Zoning from Agricultural and Interim Districts to West Maui Project District 5 (Pulelehua); and Project District Phase I Approval for West Maui Project District 5 (Pulelehua) on approximately 310 acres located at Mahinahina, Kahana, Lahaina, Maui, Hawaii (TMK: (2) 4-3-01:031 (por.)) ("subject property"), along with proposed bills to grant the requested Community Plan Amendment, Change in Zoning, and Project District Phase I approval.

2. Correspondence dated December 30, 2008, from the Planning Director, transmitting the following:
  - a. A revised proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 2476 (1996), THE WEST MAUI COMMUNITY PLAN AND LAND USE MAP, FROM AGRICULTURE, PARK, AND OPEN SPACE TO WEST MAUI PROJECT DISTRICT 5 (PULELEHUA), FOR PROPERTY SITUATED AT MAHINAHINA, KAHANA, LAHAINA, MAUI, HAWAII". The purpose of the revised proposed bill is to grant a Community Plan Amendment from Agriculture, Park, and Open Space to West Maui Project District 5 (Pulelehua) for the subject property, to facilitate the development of a mix of residential units for all income groups, including up to 900 single-family and multi-family units with the potential for an additional 300 ohana units; commercial uses; civic uses, including a 13-acre school site; parks; and open space.
  - b. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL AND INTERIM DISTRICTS TO WEST MAUI PROJECT DISTRICT 5 (PULELEHUA) FOR PROPERTY SITUATED AT MAHINAHINA, KAHANA, LAHAINA, MAUI, HAWAII". The purpose of the revised proposed bill is to grant a Change in Zoning from Agricultural and Interim Districts to West Maui Project District 5 (Pulelehua) for the subject property, to allow for the proposed development.
3. Correspondence dated December 15, 2010, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, TO ESTABLISH PERMISSIBLE LAND USES, STANDARDS OF DEVELOPMENT, AND ALLOCATIONS OF LAND FOR WEST MAUI PROJECT DISTRICT 5 (PULELEHUA) FOR PROPERTY SITUATED AT MAHINAHINA, KAHANA, LAHAINA, MAUI, HAWAII". The purpose of the revised proposed bill is to grant Project District Phase I Approval for West Maui Project District 5 (Pulelehua) for the subject property, to allow for the proposed development.

**STATUS:**

The Committee may consider whether to recommend passage of the revised proposed bills on first reading, with or without further revisions. The Committee may also consider the filing of County Communication No. 06-236 and other related action.