

LAND USE COMMITTEE

Council of the County of Maui

Meeting Agenda

Wednesday, November 16, 2011

1:30 p.m.

Council Chamber, 8th Floor
200 South High Street, Wailuku, Hawaii

website: www.mauicounty.gov/committees/LU

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COUNTY CLERK

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. If additional time is requested, the testifier shall be allowed one minute to conclude the testimony on the 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 An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify.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-3(2)

AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (KAHOMA RESIDENTIAL SUBDIVISION, LAHAINA)

DESCRIPTION:

The Committee is in receipt of the following:

1. Correspondence dated October 24, 2011, from the Director of Housing and Human Concerns, transmitting the following:
 - a. An application for the development of the proposed Kahoma Residential Subdivision on approximately 16.7 acres in Lahaina, Maui, Hawaii, TMK: (2) 4-5-10:005, pursuant to Section 201H-38, Hawaii Revised Statutes ("HRS"). The proposed project consists of approximately 68 single-family lots, with 100 percent of the project offered at affordable prices to income-qualified households, and a neighborhood park ("proposed project").

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- b. A proposed resolution entitled "APPROVING THE KAHOMA RESIDENTIAL SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to approve the proposed project with various exemptions from requirements contained in the Maui County Code relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
 - c. A proposed resolution to approve the proposed project with modifications and various exemptions from requirements contained in the Maui County Code relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
 - d. A proposed resolution entitled "DISAPPROVING THE KAHOMA RESIDENTIAL SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to disapprove the proposed project.
2. Correspondence dated November 8, 2011, from the Department of the Corporation Counsel, transmitting a revised proposed resolution entitled "APPROVING WITH MODIFICATION THE KAHOMA RESIDENTIAL SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES", incorporating modifications and revisions approved by the Committee, and other nonsubstantive revisions.
 3. Correspondence dated November 8, 2011, from Councilmember Elle Cochran, transmitting proposed amendments to Exhibit "1" of the revised proposed resolution to further restrict the affordable housing credits, and to clarify the length of time the units must remain affordable.

STATUS:

Pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove the proposed project by December 8, 2011, or it will be deemed approved. The Committee may consider whether to recommend adoption of one of the proposed resolutions referenced in paragraph 1(b) or 1(d), or the revised proposed resolution referenced in paragraph 2, with or without revisions. The Committee may also consider other related action.