

COUNCIL OF THE COUNTY OF MAUI
PLANNING COMMITTEE

November 16, 2012

**Committee
Report No.** _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Planning Committee, having met on October 1, 2012, and October 29, 2012, makes reference to County Communication 12-141, from Council Chair Danny A. Mateo, transmitting an annual compliance report dated June 8, 2012, from Grant Chun, Vice President, Maui, A&B Properties, Inc., ("A&B"), in accordance with Condition 19 of Ordinance 3559 (2008), relating to the Maui Business Park Phase II Project.

Your Committee notes that Ordinance 3559 (2008) granted A&B a change in zoning from Agricultural, M-2 Heavy Industrial, and R-1 Residential Districts to M-1 Light Industrial District (Conditional Zoning) for the Maui Business Park Phase II Project. The property is situated at Kahului, Maui, Hawaii, comprised of approximately 179 acres, and identified as TMK: (2) 3-8-001:002 (por.), TMK: (2) 3-8-006:004 (por.), and TMK: (2) 3-8-079:013.

Your Committee further notes that the Maui Business Park Phase II Project is a continuation of A&B's existing Maui Business Park Phase I Project. Phase II will provide light industrial space in Maui's central commercial and business districts, in close proximity to the Kahului Airport and Kahului Harbor.

The Council imposed 19 conditions on the project to mitigate potential negative impacts resulting from the change in zoning. Condition 19 of the ordinance requires that A&B provide an annual report to the Council on its compliance with each of the conditions of zoning, commencing within one year of the effective date of the ordinance.

Mr. Chun reported that construction of the project began in January 2012, and A&B anticipates that lot sales will begin by the end of the year. He confirmed that the State Historic Preservation Division has accepted a burial treatment plan pursuant to Section 6E-43, Hawaii Revised Statutes.

With regard to Condition 1, which requires two drainage basins adjacent to the South Project Area to be used for open area recreational purposes, Mr. Chun said that

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A&B is coordinating with the Maui United Soccer Club to maintain and exercise stewardship over the area.

According to Mr. Chun, A&B is working toward compliance with Condition 7, which requires A&B to donate approximately 40 acres for affordable housing, 7 acres for a Kahului community multi-purpose center, and 3 acres for park purposes in Kahului. A&B has received State Land Use Commission approval to reclassify a parcel of land south of Maui Lani from Agricultural District to Urban District. A&B is now preparing a Project District zoning application for the property and anticipates submitting the application to the County for approval by the second quarter of 2013, after which the land can be donated to the County.

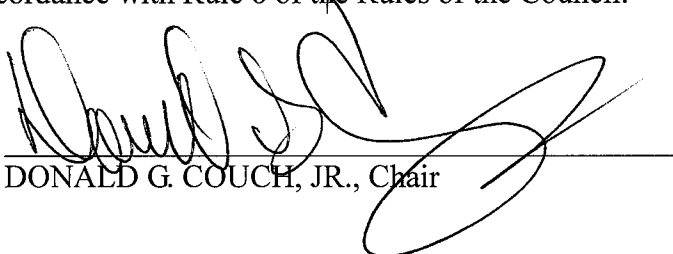
Your Committee was concerned that the close proximity of traffic signals between Dairy Road, the proposed Airport Bypass Road, and the proposed Hookele Street intersection on the Hana Highway may affect traffic flow and potentially cause congestion. Mr. Chun informed your Committee that the distances between each of those intersections is approximately 1,500 feet.

Your Committee still had concerns about traffic congestion on that portion of Hana Highway, but noted that the State Department of Transportation has jurisdiction over improvements to the highway.

Your Committee voted 6-0 to recommend filing of the communication. Committee Chair Couch, Vice-Chair Baisa, and members Cochran, Mateo, Pontanilla, and Victorino voted "aye". Committee member White was excused.

Your Planning Committee RECOMMENDS that County Communication 12-141 be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



DONALD G. COUCH, JR., Chair