

# LAND USE COMMITTEE

Council of the County of Maui

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

## Meeting Agenda Site Inspection

Wednesday, September 4, 2013

9:00 a.m.

OFFICE OF THE  
COUNTY CLERK

2013 AUG 29 AM 8:59

RECEIVED

Assemble on the northern side of East Waiko Road, approximately 300 feet west of (above) its intersection with Waiale Road, on the far end of the concrete driveway, through the gate, TMK: (2) 3-5-002:016. (Item 3(1), AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (WAIKAPU GARDENS, PHASE II)

### VOTING MEMBERS

**Robert Carroll, Chair**

**Don S. Guzman, Vice-Chair**

**Gladys C. Baisa**

**Elle Cochran**

**Donald G. Couch, Jr.**

**Stacy Crivello**

**G. Riki Hokama**

**Michael P. Victorino**

**Mike White**

*THE PUBLIC IS NOTIFIED THAT THE TIMES NOTED ABOVE ARE APPROXIMATE. THE COMMITTEE MAY ARRIVE LATE AT ANY PARTICULAR SITE DUE TO UNFORESEEN CIRCUMSTANCES. HOWEVER, THE COMMITTEE INTENDS TO MEET AT EACH SITE, EVEN IF DELAYED. IF YOU HAVE ANY QUESTIONS, PLEASE CALL THE COMMITTEE STAFF.*

*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 (Carla Nakata or Clarita Balala) 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 modified pursuant to the Rules of the Council, provided a modification 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 An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify.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 to ensure distribution at the meeting.*

*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-3(1) AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (WAIKAPU GARDENS, PHASE II)****DESCRIPTION:**

The Committee is in receipt of the following:

1. Correspondence dated August 26, 2013, from the Director of Housing and Human Concerns, transmitting the following:
  - a. An application for the development of the proposed Waikapu Gardens, Phase II project on approximately 10.501 acres in Waikapu, Maui, Hawaii, TMK: (2) 3-5-002:016, pursuant to Section 201H-38, Hawaii Revised Statutes ("HRS"). The proposed project consists of 48 affordable single-family housing units to be sold as house-and-lot packages, with 100 percent of the project offered at affordable prices to income-qualified households, and a neighborhood commercial center ("proposed project");
  - b. A proposed resolution entitled "APPROVING THE WAIKAPU GARDENS PHASE II PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code ("MCC") and HRS relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units;
  - c. A proposed resolution entitled "APPROVING WITH MODIFICATION THE WAIKAPU GARDENS PHASE II PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to approve the proposed project with the modifications in Exhibit "1" and various exemptions from certain requirements contained in the MCC and HRS relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units; and
  - d. A proposed resolution entitled "DISAPPROVING THE WAIKAPU GARDENS PHASE II PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to disapprove the proposed project.
2. Correspondence dated August 28, 2013, from the Planning Director, transmitting a copy of his correspondence dated August 13, 2013, to Council Chair Gladys C. Baisa, concerning the requested exemption from the Maui Island Plan Protected Area designation of Preservation for the property.

**STATUS:**

The Committee will view the property and the surrounding area. No legislative action will be taken.