

RECEIVED
2013 SEP 26 AM 8:53
OFFICE OF THE
COUNTY CLERK

PLANNING COMMITTEE
Council of the County of Maui

Meeting Agenda

Wednesday, October 2, 2013
1:30 p.m.

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

REMOTE TESTIMONY SITES: Hana Council District Office, Hana Community Center, 5091 Uakea Road, Hana, Hawaii
Lanai Council District Office, Lanai Community Center, 8th Street, Lanai City, Hawaii
Molokai Council District Office, 100 Ainoa Street, Kaunakakai, Hawaii

website: www.mauicounty.gov/committees/PC

VOTING MEMBERS

Donald G. Couch, Jr., Chair

Michael P. Victorino, Vice-Chair

Gladys C. Baisa

Elle Cochran

Stacy Crivello

Don S. Guzman

Mike White

NON-VOTING MEMBERS

Robert Carroll

G. Riki Hokama

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 (Kimberley Willenbrink, Regina Gormley, or Yvette Bouthillier) 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 An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify.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 site, 16 copies are requested to ensure distribution at the meeting.

REMOTE TESTIMONY SITES: Oral testimony may be received by telephone from each of the Council district offices noted above. If the audio connection between the meeting site in the Council Chamber and any of the remote testimony sites is lost, the meeting in the Council Chamber will still continue. Members of the public interested in information about offering testimony on an agenda item from a remote testimony site may contact the Office of Council Services prior to the meeting. While oral testimony is being received, the district offices cannot provide other services. The audio connection will be terminated after all oral testimony has been received.

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.

PC-39 ANNUAL STATUS REPORT – WAENA GENERATING PLANT

DESCRIPTION: The Committee is in receipt of General Communication 13-1, from Sharon M. Suzuki, President, Maui Electric Company, Ltd., transmitting a copy of a report entitled “THIRTEENTH ANNUAL STATUS REPORT DEVELOPING THE POWER GENERATING NEEDS FOR THE ISLAND OF MAUI (July 1, 2012 – June 30, 2013)”, in accordance with Condition 6 of Ordinance 2879 (2000), relating to a Change in Zoning from Agricultural District to M-2 Heavy Industrial District (Conditional Zoning) for the Waena Power Generating Station located at Pulehu Nui, Wailuku, Maui, Hawaii (TMK: (2) 3-8-003:023 (Lot A-1) and TMK: (2) 3-8-003:024 (Lot A-2)).

STATUS: The Committee may receive an update from a representative of Maui Electric Company, Ltd., relating to the development of the power-generating needs of the Island of Maui, including the Waena Power Generating Station, Maalaea Power Plant, and Kahului Power Plant, and the feasibility of alternative energy sources. The Committee may also consider the filing of General Communication 13-1 and other related action.

PC-40 ANNUAL STATUS REPORT – HALIIMAILE SUBDIVISION

DESCRIPTION: The Committee is in receipt of General Communication 13-2, from Grant Y. M. Chun, Vice President, Maui, A&B Properties, Inc., submitting an annual status report in accordance with Condition 17 of Ordinance 3312 (2005), relating to a Change in Zoning from Interim District to R-1 Residential District and PK-1 Neighborhood Park District (Conditional Zoning), for property situated at Haliimaile, Maui, Hawaii (TMK: (2) 2-5-003:010 (por.)).

STATUS: The Committee may receive an update from a representative of A&B Properties, Inc., relating to the annual status report. The Committee may also consider the filing of General Communication 13-2 and other related action.

PC-36 APARTMENT DISTRICT

DESCRIPTION: The Committee is in receipt of County Communication 13-283, from the Planning Director, transmitting a proposed bill entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.12, MAUI COUNTY CODE, RELATING TO APARTMENT DISTRICT”. The purpose of the proposed bill is to amend Chapter 19.12, Maui County Code, relating to Apartment District, by establishing accessory and special uses, consolidating and clarifying development standards, deleting the requirement of conditional permits for townhouses, and providing the planning director with rule-making authority.

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 the filing of County Communication 13-283 and other related action.

PC-37 TWO-FAMILY (DUPLEX) DISTRICT

DESCRIPTION: The Committee is in receipt of County Communication 13-284, from the Planning Director, transmitting a proposed bill entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.10, MAUI COUNTY CODE, RELATING TO TWO-FAMILY (DUPLEX) DISTRICT”. The purpose of the proposed bill is to amend Chapter 19.10, Maui County Code, relating to the Two-Family (Duplex) District, by establishing accessory uses, consolidating and clarifying development standards, and providing the planning director with rule-making authority.

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 the filing of County Communication 13-284 and other related action.

PC-38 HOTEL DISTRICT

DESCRIPTION: The Committee is in receipt of County Communication 13-285, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.14, MAUI COUNTY CODE, RELATING TO HOTEL DISTRICTS". The purpose of the proposed bill is to amend Chapter 19.14, Maui County Code, relating to Hotel Districts, by allowing for cell or radio antenna attached to an existing building as a permitted use, amending allowable accessory uses, consolidating and amending development standards, and providing the planning director with rule-making authority.

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 the filing of County Communication 13-285 and other related action.

PC-33 HOME-BASED BUSINESSES

DESCRIPTION: The Committee is in receipt of County Communication 12-74, from the Planning Director, transmitting, in response to Resolution 11-97, a summary of the Lanai, Maui, and Molokai Planning Commissions' comments on a proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, AND SECTION 3.48.305, MAUI COUNTY CODE, RELATING TO HOME-BASED BUSINESSES". The purposes of the proposed bill are to (1) establish standards and restrictions for the regulation of home-based businesses; (2) establish home-based businesses as a permitted use in the residential, rural, and agricultural zoning districts; and (3) classify parcels upon which a home-based business is conducted as commercialized residential for real property tax purposes.

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 the filing of County Communication 12-74 and other related action.