

# LAND USE COMMITTEE

Council of the County of Maui

## Meeting Agenda

March 19, 2014

1:30 p.m.

OFFICE OF THE  
COUNTY CLERK

2014 MAR 13 PM 2:43

RECEIVED

MEETING SITE: **Council Chamber, 8<sup>th</sup> 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, 8<sup>th</sup> Street, Lanai  
City, Hawaii**  
**Molokai Council District Office, 100 Ainoa Street, Kaunakakai, Hawaii**

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

### 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**

*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, Scott Jensen, 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 An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify.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 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.*

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LU-7

**COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING FOR  
A RESIDENTIAL COMMUNITY PROJECT FOR A&B PROPERTIES,  
INC. (KIHEI)**

**DESCRIPTION:**

The Committee is in receipt of the following:

1. County Communication 11-103, from the Planning Director, transmitting proposed bills to grant a request from A&B Properties, Inc., for a Community Plan Amendment from Agriculture to Multi-Family, Single-Family, and Commercial, and a Change in Zoning from Agricultural District to A-1 Apartment District, A-2 Apartment District, R-1 Residential District, and B-2 Community Business District, for approximately 94.3 acres located in Kihei, Maui. The project site is mauka of the Piilani Highway, and south of the Piilani-Mokulele Highways intersection near Kaiwahine Street, TMKs: (2) 3-8-004:002 (por.), (2) 3-8-004:022 (por.), and (2) 3-8-004:030 (por.). The proposed Kihei Residential Community Project consists of a mix of 600 single-family detached and multi-family residential units, a 1.4-acre neighborhood commercial center, a park, and open space.
2. Correspondence dated January 16, 2014, from the Department of the Corporation Counsel, transmitting the following:
  - a. A revised proposed bill, entitled "A BILL FOR AN ORDINANCE TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN AND LAND USE MAP FROM AGRICULTURE TO MULTI-FAMILY, SINGLE-FAMILY AND COMMERCIAL FOR TAX MAP KEY NUMBERS (2) 3-8-004:002 (POR.), (2) 3-8-004:022 (POR.), AND (2) 3-8-004:030 (POR.), KIHEI, MAUI, HAWAII". The revised proposed bill incorporates revised property descriptions to distinguish which portions of the subject properties would be designated Multi-Family, Single-Family, and Commercial.
  - b. A revised proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO A-1 APARTMENT DISTRICT, A-2 APARTMENT DISTRICT, R-1 RESIDENTIAL DISTRICT, AND B-2 COMMUNITY BUSINESS DISTRICT (CONDITIONAL ZONING) FOR TAX MAP KEY NUMBERS (2) 3-8-004:002 (POR.), (2) 3-8-004:022 (POR.), AND (2) 3-8-004:030 (POR.), KIHEI, MAUI, HAWAII". The revised proposed bill incorporates revised property descriptions to distinguish which portions of the subject properties would be designated A-1 Apartment District, A-2 Apartment District, R-1 Residential District, and B-2 Community Business District.
3. Proposed conditions of zoning (two pages) received at the Committee meeting of February 5, 2014, from Michael Munekiyo, Munekiyo & Hiraga, Inc.

**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 11-103 and other related action.