

LAND USE COMMITTEE

Council of the County of Maui

Meeting Agenda

July 30, 2014

1:30 p.m.

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

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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/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 (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 An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify.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.

TO LEARN MORE ABOUT COUNCIL-RELATED ISSUES, tune in to Akaku: Maui Community Television.

LU-14

COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING FOR THE PROPOSED WAIKO BASEYARD LIGHT INDUSTRIAL 41-LOT SUBDIVISION PROJECT LOCATED AT EAST WAIKO ROAD (WAILUKU)

DESCRIPTION:

The Committee is in receipt of the following:

1. County Communication 13-263, from the Planning Director, transmitting the following:
 - a. A proposed bill to grant a request from Vince Bagoyo of Bagoyo Development Consulting Group, LLC, on behalf of Waiko Industrial Investment, LLC, for a Community Plan Amendment from Agricultural to Light Industrial to facilitate the development of the proposed Waiko Baseyard Light Industrial Subdivision Project, consisting of 41 lots ("project") on approximately 31.2 acres, located at East Waiko Road, Wailuku, Maui, Hawaii (TMK: (2) 3-8-007:102) ("property"); and
 - b. A proposed bill to grant a Change in Zoning from Agricultural District to M-1 Light Industrial District (Conditional Zoning) to facilitate the development of the proposed project on the property.
2. Correspondence dated September 3, 2013, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN AND LAND USE MAP FROM AGRICULTURE TO LIGHT INDUSTRIAL FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII, TAX MAP KEY NUMBER (2) 3-8-007:102". The revised proposed bill incorporates nonsubstantive revisions.
3. Correspondence dated October 29, 2013, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII, TAX MAP KEY NUMBER: (2) 3-8-007:102". The revised proposed bill incorporates revisions recommended by the Committee at its meeting of October 16, 2013.
4. Correspondence dated June 18, 2014, from Vince Bagoyo, Bagoyo Development Consulting Group, transmitting a copy of correspondence dated June 13, 2014, from Ford N. Fuchigami, Interim Director of Transportation, to Phillip J. Rowell, Phillip Rowell and Associates, stating the revised Traffic Impact Analysis Report for the project, dated January 31, 2014, is acceptable to the State Department of Transportation.

STATUS:

The Committee may consider whether to recommend passage of the revised proposed bills noted in paragraphs 2 and 3 above on first reading, with or without further revisions. The Committee may also consider the filing of County Communication 13-263 and other related action.

LU-29

CHANGE IN ZONING FOR SOULSPACE RANCH, LLC (MAKAWAO)

DESCRIPTION:

The Committee is in receipt of County Communication 14-162, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT 1813 BALDWIN AVENUE, TAX MAP KEY NO. (2) 2-5-004:007, MAKAWAO, MAUI, HAWAII". The purpose of the proposed bill is to grant a request from Jordan Hart, Chris Hart & Partners, Inc., on behalf of Xorin Balbes, Soulspace Ranch, LLC, for a Change in Zoning from Interim District to P-1 Public/Quasi-Public District, for approximately 5.66 acres located at 1813 Baldwin Avenue, Makawao, Maui, Hawaii, the site of the Fred Baldwin Memorial Home, now operating as Lumeria Maui (TMK: (2) 2-5-004:007).

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 14-162 and other related action.