

# LAND USE COMMITTEE

Council of the County of Maui

## Meeting Agenda

September 3, 2014

1:30 p.m.

RECEIVED  
2PM AUG 27 PM 1:14  
OFFICE OF THE  
COUNTY CLERK

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 (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 An individual's request to testify shall be deemed withdrawn if the individual does not answer when called to testify.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-3(3) AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (HALE MAHAOLU EWALU)**

**DESCRIPTION:** The Committee is in receipt of correspondence dated August 25, 2014, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed Hale Mahaolu Ewalu Senior Residential Housing Project on approximately 4 acres in Kulamalu, Pukalani, Maui, Hawaii, TMKs: (2) 2-3-066:019 and (2) 2-3-066:020, pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed project consists of 60 affordable rental residential units, a resident manager unit, a senior center, an adult day care center, and associated improvements (“proposed project”). The project site is owned by Hale Mahaolu and located at the southeast corner of the Ohia Ku Street and Ohia Lehua Place intersection.
2. A proposed resolution entitled “APPROVING THE HALE MAHAOLU EWALU SENIOR RESIDENTIAL HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES”. The purpose of the proposed resolution is to approve the proposed project with various exemptions from requirements contained in the Maui County Code and administrative rules relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
3. A proposed resolution entitled “APPROVING WITH MODIFICATION THE HALE MAHAOLU EWALU SENIOR RESIDENTIAL HOUSING PROJECT 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 requirements contained in the Maui County Code and administrative rules relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
4. A proposed resolution entitled “DISAPPROVING THE HALE MAHAOLU EWALU SENIOR RESIDENTIAL HOUSING PROJECT PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES”. The purpose of the proposed resolution is to disapprove the proposed project.

**STATUS:** Pursuant to Section 201H-38, Hawaii Revised Statutes, the Council shall approve, approve with modification, or disapprove the proposed project by October 9, 2014, or it will be deemed approved. The Committee may consider whether to recommend adoption of a proposed resolution, with or without revisions. The Committee may also consider filing of the proposed resolutions and other related action.