



# PUBLIC MEETING NOTICE

## LAND USE COMMITTEE

COUNCIL OF THE COUNTY OF MAUI

[www.MauiCounty.us/LU](http://www.MauiCounty.us/LU)

Committee Chair  
Robert Carroll

Committee Vice-Chair  
Michael P. Victorino

Voting Members:  
Gladys C. Baisa  
Elle Cochran  
Don Couch  
Stacy Crivello  
Don S. Guzman

Non-Voting Members:  
Riki Hokama  
Mike White

**Wednesday, December 16, 2015**  
**1:30 p.m.**

MEETING SITE:  
Council Chamber  
Kalana O Maui Building, 8<sup>th</sup> Floor  
200 South High Street  
Wailuku, Hawaii

RECEIVED  
2015 DEC 10 AM 9:33  
OFFICE OF THE  
COUNTY CLERK

### A G E N D A

#### **ESTABLISHING CHAPTER 19.38, MAUI COUNTY CODE, AMENDING COMMUNITY PLAN DESIGNATIONS, AND CHANGING ZONING FOR THE MAUI RESEARCH & TECHNOLOGY PARK (KIHEI) (LU-4)**

**DESCRIPTION:**

The Committee is in receipt of the following:

1. County Communication 14-311, from the Planning Director, transmitting the following:
  - a. A proposed bill to grant a request from Maui R&T Partners, LLC, to change designations in the Kihei-Makena Community Plan and Land Use Map to Maui Research and Technology Park ("MRTP") for 406.009 acres located mauka of Piilani Highway adjacent to Lipoa Parkway in Kihei, Maui, Hawaii ("subject property"), consistent with the Maui Island Plan ("Community Plan Amendment bill"). The planning guidelines for the MRTP designation include approximately 1,250 dwelling units, with a balance of single-family and multi-family units; up to 2 million square feet dedicated to "knowledge based employment" in fields such as scientific research, education, health care, and media production; and approximately 35 percent of the acreage dedicated to other purposes, including parks, civic, residential, and commercial uses.
  - b. A proposed bill to establish the Maui Research & Technology Park in the Comprehensive Zoning Ordinance, with the stated intent of creating "opportunities for a broader range of desirable knowledge based and emerging industries" and providing "diverse housing options" ("Bill to Establish Chapter 19.38").
  - c. A proposed bill to grant a request from Maui R&T Partners, LLC, for a Change in Zoning to Maui Research & Technology Park District for the subject property ("Change in Zoning bill").
2. Correspondence dated December 9, 2015, from Committee Chair Robert Carroll, transmitting the following:
  - a. A revised proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 2641 (1998), KIHEI-MAKENA COMMUNITY PLAN AND LAND

MORE →

USE MAP, FROM PROJECT DISTRICT 6 (R & T PARK), PUBLIC/QUASI-PUBLIC, AND AGRICULTURE TO MAUI RESEARCH & TECHNOLOGY PARK FOR PROPERTY SITUATED AT KIHEI, MAUI, HAWAII.” The revised proposed Community Plan Amendment bill reduces the subject property being redesignated by 15.905 acres, to 390.104 acres, and leaves the 15.905 acres designated as Project District 6 (R & T Park) in the Kihei-Makena Community Plan.

- b. A revised proposed bill entitled “A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, TO ESTABLISH A NEW CHAPTER 19.38, MAUI COUNTY CODE, FOR MAUI RESEARCH & TECHNOLOGY PARK SITUATED IN KIHEI, MAUI, HAWAII.” The revised proposed Bill to Establish Chapter 19.38 adjusts the acreage allocations and controlling plan for the proposed districts within the Maui Research & Technology Park to reflect the reduction of the subject property by 15.905 acres.
- c. A revised proposed bill entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM KIHEI RESEARCH AND TECHNOLOGY PARK DISTRICT AND AGRICULTURAL DISTRICT TO MAUI RESEARCH & TECHNOLOGY PARK DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT KIHEI, MAUI, HAWAII.” The revised proposed Change in Zoning bill reduces the subject property being rezoned by 15.905 acres (identified for real property tax purposes as tax map keys (2) 2-2-024:002, 004, and 036, and 040).

**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 14-311 and other related action.

<b>REMOTE TESTIMONY SITES</b>		
<p><b>Hana</b> Council District Office Hana Community Center 5091 Uakea Road Hana, Hawaii</p>	<p><b>Lanai</b> Council District Office Lanai Community Center 8<sup>th</sup> Street Lanai City, Hawaii</p>	<p><b>Molokai</b> Council District Office 100 Ainoa Street Kaunakakai, Hawaii</p>
<b>CONTACT INFORMATION</b>	<p>Office of Council Services (808) 270-7838 (phone) 200 South High Street (800) 272-0098 (toll-free from Lanai) Wailuku, Hawaii 96793 (800) 272-0026 (toll-free from Molokai) <b><u>www.MauiCounty.us/LU</u></b> (808) 270-7686 (fax)</p> <p>Committee Staff: Scott Jensen and Raynette Yap</p>	
<b>TESTIMONY</b>	<p>For information on testifying please visit <b><u>www.MauiCounty.us/how-to-testify</u></b> or contact the Office of Council Services.</p> <p>If written testimony is submitted at the meeting site, 16 copies are requested to ensure distribution at the meeting.</p>	
<b>DISABILITY ACCESS</b>	<p>People with disabilities requiring special accommodations should contact the Office of Council Services at least three working days prior to the meeting date.</p>	
<b>LIVE CABLECAST</b>	<p>Available on Akaku: Maui Community Media, Channel 53.</p>	

*AGENDA ITEMS ARE SUBJECT TO CANCELLATION.*