



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/LU

Committee Chair
Robert Carroll

Committee
Vice-Chair
Riki Hokama

Voting Members:
Alika Atay
Elle Cochran
Stacy Crivello
Don S. Guzman
Kelly T. King
Yuki Lei K. Sugimura
Mike White

LAND USE COMMITTEE

Wednesday, May 31, 2017

1:30 p.m.

MEETING SITE:

Council Chamber
Kalana O Maui Building, 8th Floor
200 South High Street
Wailuku, Hawaii

OFFICE OF THE
COUNTY CLERK

2017 MAY 25 PM 12: 52

RECEIVED

AGENDA

AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))

Description: The Committee is in receipt of the following:

1. Correspondence dated May 8, 2017, from the Director of Housing and Human Concerns, transmitting the following:
 - a. An application for the development of the proposed Makila Kai LLC Project, in Lahaina, Maui, Hawaii, pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed project would provide 25 residential workforce housing units on lots of approximately one-half acre in size for individuals and families with annual incomes from 80 percent to 140 percent of Maui's median income, and 24 market-rate agricultural lots ranging from approximately 1.5 acres to slightly less than 2 acres in size, on approximately 79.5 acres of land, identified for real property tax purposes as tax map keys (2) 4-7-013:003, 004, and 005, in the area of Launiupoko in West Maui, mauka of the Honoapiilani Highway and the Lahaina Bypass Highway corridor.
 - b. A proposed resolution to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code and Hawaii Revised Statutes relating to planning, zoning, construction

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standards for subdivisions, the development and improvement of land, and the construction of dwelling units.

- c. A proposed resolution to approve the proposed project with the modifications in Exhibit "B" and, in Exhibit "A," various exemptions from certain requirements contained in the Maui County Code and Hawaii Revised Statutes relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
 - d. A proposed resolution entitled "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF MAKILA KAI PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to disapprove the proposed project.
2. Correspondence dated May 24, 2017, to the Department of the Corporation Counsel, transmitting the following:
- a. A revised proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF MAKILA KAI PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the revised proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
 - b. A revised proposed resolution entitled "APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF MAKILA KAI PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the revised proposed resolution is to approve the proposed project with the modifications in Exhibit "B" and, in Exhibit "A," various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.

Status: Pursuant to Section 201H-38, Hawaii Revised Statutes, the Council shall approve, approve with modification, or disapprove the proposed project by June 22, 2017, or it will be deemed approved. The Committee may consider whether to recommend adoption of the proposed resolution referenced in paragraph 1(d) above, with or without revisions, or a revised proposed resolution referenced in paragraphs 2(a) or (b) above, with or without further revisions. The Committee may

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also consider the filing of two of the proposed or revised proposed resolutions and other related action.

[Correspondence from Housing and Human Concerns 05-08-2017](#)

[Correspondence to Corp Counsel 05-24-2017](#)

DISTRICT BOUNDARY AMENDMENT FOR PROPERTY SITUATED AT POLANUI, LAUNIUPOKO (LU-35)

Description: The Committee is in receipt of County Communication 17-218, from the Director of Housing and Human Concerns, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO RURAL DISTRICT (CONDITIONAL BOUNDARY AMENDMENT) FOR PROPERTY SITUATED AT POLANUI, LAUNIUPOKO, LAHAINA, MAUI, HAWAII, TAX MAP KEY NOS. (2) 4-7-013:004 (POR.) AND (2) 4-7-013:005 (POR.), CONTAINING A TOTAL OF 14.594 ACRES." The purpose of the proposed bill is to grant a request from Makila Kai LLC for a State Land Use District Boundary Amendment from Agricultural District to Rural District for approximately 14.594 acres located along Haniu Street, Polanui, Launiupoko, Lahaina, Maui, Hawaii, identified for real property tax purposes as portions of tax map keys (2) 4-7-013:004 and (2) 4-7-13:005, to facilitate the development of an affordable housing project, pursuant to Chapter 201H, Hawaii Revised Statutes.

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 17-218 and other related action.

[County Communication 17-218.pdf](#)

REMOTE TESTIMONY SITES

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

CONTACT INFORMATION

Office of Council Services	(808) 270-7838 (phone)	(808) 270-7686 (fax)
200 South High Street	(800) 272-0098 (toll-free from Lanai)	
Wailuku, Hawaii 96793	(800) 272-0026 (toll-free from Molokai)	

COMMITTEE STAFF

Gary Saldana and Clarita Balala

TESTIMONY

Oral or written testimony on any agenda item will be accepted. Email testimony to lu.committee@mauicounty.us.

For more information on testifying please visit www.MauiCounty.us/how-to-testify or contact the Office of Council Services. If written testimony is submitted at the meeting site, 16 copies are requested.

DISABILITY ACCESS

People with disabilities requiring special accommodations should contact the Office of Council Services at least three working days prior to the meeting date.

Agenda items are subject to cancellation.