



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, October 18, 2017

12:00 p.m.

MEETING SITE:

Helene Hall, Social Hall
150 Keawa Place
Hana, Hawaii

OFFICE OF THE
COUNTY CLERK

2017 OCT 10 AM 11: 12

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AGENDA

AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF 100 PERCENT AFFORDABLE HANA HOUSING PROJECT) (LU-2(2))

Description: The Committee is in receipt of correspondence dated October 5, 2017, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed "100% Affordable Hana Housing Project" in Hana, Maui, Hawaii, pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed project would provide 25 single-family lots which are a minimum of 10,000 square feet in size, with associated infrastructure and roadway access, on approximately 7.226 acres at 4356 Hana Highway, for qualified individuals earning from below 80 percent up through 140 percent of the area median income.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HANA 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 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.

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3. A proposed resolution entitled "APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HANA 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 "C" and 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.
4. A proposed resolution entitled "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE 100 PERCENT AFFORDABLE HANA 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 November 19, 2017, 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 the filing of two of the proposed resolutions and other related action.

Correspondence from Housing and Human Concerns 10-05-2017
100 Percent Affordable Housing Project Application

DISTRICT BOUNDARY AMENDMENT FOR 4356 HANA HIGHWAY (HANA) (LU-46)

Description: The Committee is in receipt of the following:

1. County Communication 17-397, from Council Chair Mike White, relating to a District Boundary Amendment for 4356 Hana Highway, Hana, Maui, Hawaii.
2. Correspondence dated October 6, 2017, 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 FOR PROPERTY SITUATED AT 4356 HANA HIGHWAY, HANA, MAUI, HAWAII, TAX MAP KEY NO. (2) 1-3-004:001 (POR.), CONTAINING A TOTAL OF 7.226 ACRES." The purpose of the proposed bill is to grant a District Boundary Amendment from the Agricultural District to the Rural District for 7.226 acres at 4356 Hana Highway, Hana, Maui, Hawaii, which is the property proposed for development as the "100% Affordable Hana Housing Project," and identified for real property tax purposes as a portion of tax map key (2) 1-3-004:001.

Status: The Committee may consider whether to recommend passage of the

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proposed bill on first reading, with or without revisions. The Committee may also consider the filing of County Communication 17-397 and other related action.

Proposed bill from Housing and Human Concerns 10-06-2017

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

Carla Nakata 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.