



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

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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, November 29, 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 NOV 22 AM 9:58

RECEIVED

AGENDA

DISTRICT BOUNDARY AMENDMENT, COMMUNITY PLAN AMENDMENT, AND CHANGE IN ZONING FOR THE PROPOSED PAIA COURTYARD PROJECT AT 120 BALDWIN AVENUE (PAIA) (LU-13)

Description: The Committee is in receipt of the following:

1. County Communication 17-126, from the Planning Director, transmitting the following:
 - a. A proposed bill to grant a request from Paia 2020, LLC, for a District Boundary Amendment from Agricultural to Urban for approximately 9.04 acres to facilitate the development of the proposed Paia Courtyard Project, consisting of 6 two-story, mixed-use retail and office buildings with 9 upper-story residential units; 56 independent senior living apartments and support facilities; and parking and site improvements ("project"), at 120 Baldwin Avenue, Paia, Hawaii.
 - b. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM PUBLIC/QUASI-PUBLIC AND AGRICULTURE TO BUSINESS/COMMERCIAL FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII TAX MAP KEY (2) 2-5-005:063 (POR)." The purpose of the proposed bill is to grant a request from Paia 2020, LLC, for a Community Plan Amendment from Public/Quasi-Public to Business/Commercial for approximately 2.93 acres, and from

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- Agriculture to Business/Commercial for approximately 5.00 acres, to facilitate the development of the project.
- c. A proposed bill to grant a request from Paia 2020, LLC, for a Change in Zoning from Interim District to B-CT Country Town Business District for approximately 4.04 acres, and from Agricultural District to B-CT Country Town Business District for approximately 5.00 acres to facilitate the development of the project.
 2. Correspondence dated November 20, 2017, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN (CONDITIONAL BOUNDARY AMENDMENT) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR)." The purpose of the revised proposed bill is to grant a request from Paia 2020, LLC, for a District Boundary Amendment from Agricultural to Urban (Conditional Boundary Amendment) for approximately 9.04 acres, with conditions.
 3. Correspondence dated November 20, 2017, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT AND AGRICULTURAL DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR)." The purpose of the revised proposed bill is to grant a request from Paia 2020, LLC, for a Change in Zoning from Interim District to B-CT Country Town Business District for approximately 4.04 acres, and from Agricultural District to B-CT Country Town Business District for approximately 5.00 acres, with conditions of zoning.

Status: The Committee may consider whether to recommend passage of the proposed bill in paragraph 1(b) above, and the revised proposed bills in paragraphs 2 and 3 above, on first reading, with or without further revisions. The Committee may also consider the filing of County Communication 17-126 and other related action.

County Communication 17-126

Revised bill from Corp Counsel 11-20-2017 (Change in Zoning)

Revised bill from Corp Counsel 11-20-2017 (District Boundary Amendment)

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

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.