



# 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, January 31, 2018

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

2018 JAN 25 PM 12:04

RECEIVED

## AGENDA

### DISTRICT BOUNDARY AMENDMENT, COMMUNITY PLAN AMENDMENT, AND CHANGE IN ZONING FOR SEABURY HALL (MAKAWAO) (LU-51)

**Description:** The Committee is in receipt of the following:

1. County Communication 18-15, from the Planning Director, transmitting the following:
  - a. A proposed bill to grant a District Boundary Amendment from Agricultural District to Urban District for tax map key (2) 2-4-008:041 and a portion of tax map key (2) 2-4-008:001, collectively comprising approximately 14.95 acres in Makawao, Maui, Hawaii ("Property"), to establish consistency with existing uses of the Seabury Hall property, including a creative arts center and parking lots previously approved by permits, and the Maui Island Plan's Directed Growth Map designation.
  - b. A proposed bill to grant a Community Plan Amendment from Agriculture to Public/Quasi-Public for the Property, to establish consistency with existing uses of the Seabury Hall property, including a creative arts center and parking lots previously approved by permits, and the Maui Island Plan's Directed Growth Map designation.
  - c. A proposed bill to grant a Change in Zoning from Agricultural District to P-1 Public/Quasi-Public District for the Property, to establish consistency with existing uses of the Seabury Hall

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property, including a creative arts center and parking lots previously approved by permits, and the Maui Island Plan's Directed Growth Map designation.

2. Correspondence dated January 23, 2018, from the Department of the Corporation Counsel, transmitting the following:
  - a. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT FOR PROPERTIES SITUATED AT MAKAWAO, MAUI, HAWAII, TAX MAP KEY (2) 2-4-008:041 AND A PORTION OF TAX MAP KEY (2) 2-4-008:001." The revised proposed bill incorporates nonsubstantive revisions to the description of the Property and attaches the proposed District Boundary Amendment map as an exhibit.
  - b. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE MAKAWAO-PUKALANI-KULA COMMUNITY PLAN AND LAND USE MAP FROM AGRICULTURE TO PUBLIC/QUASI-PUBLIC FOR 14.95 ACRES SITUATED AT MAKAWAO, MAUI, HAWAII, TAX MAP KEY (2) 2-4-008:041 AND A PORTION OF TAX MAP KEY (2) 2-4-008:001." The revised proposed bill incorporates nonsubstantive revisions to the description of the Property and attaches the proposed Community Plan Amendment map as an exhibit.
  - c. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR 14.95 ACRES SITUATED AT MAKAWAO, MAUI, HAWAII, TAX MAP KEY (2) 2-4-008:041 AND A PORTION OF TAX MAP KEY (2) 2-4-008:001." The revised proposed bill incorporates nonsubstantive revisions to the description of the Property and attaches the proposed Land Zoning map as an exhibit.

**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 18-15 and other related action.

County Communication 18-15

Revised proposed bills 01-23-2018

## **AMENDING ORDINANCE 4295 (2016), TO ALLOW MAUI DRAGON FRUIT FARM LLC TO OPERATE A TRANSIENT VACATION RENTAL IN A TWO-BEDROOM FARM DWELLING AT 833 PUNAKEA LOOP UNIT 1 (LAHAINA) (LU-53)**

**Description:** The Committee is in receipt of County Communication 18-34, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN

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ORDINANCE AMENDING ORDINANCE NO. 4295 (2016), GRANTING MAUI DRAGON FRUIT FARM LLC A CONDITIONAL PERMIT TO CONDUCT AGRICULTURAL RELATED ACTIVITIES, SELL NON-AGRICULTURAL RELATED ITEMS AND AGRICULTURAL PRODUCTS NOT GROWN ON THE PROPERTY, AND TO CONDUCT CERTAIN SPECIAL EVENTS WITHIN THE COUNTY AGRICULTURAL DISTRICT AND TO ALLOW THE TRANSIENT VACATION RENTAL (TVR) OF A TWO BEDROOM FARM DWELLING IN THE COUNTY AND STATE AGRICULTURAL DISTRICTS ON AN APPROXIMATELY 3.0 ACRE PORTION OF A 27.528 ACRE PARCEL OF LAND, LOCATED AT 833 PUNAKEA LOOP, LAHAINA, MAUI, HAWAII.” The purpose of the proposed bill is to grant a request from Lawrence and Crystal Schmitt of Maui Dragon Fruit Farm LLC to amend Ordinance 4295 (2016), to allow transient vacation rental use in a two-bedroom farm dwelling on the property, in addition to the uses allowed under the Conditional Permit granted by Ordinance 4295.

**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 18-34 and other related action.

County Communication 18-34

**CONDITIONAL PERMIT FOR CELLCO PARTNERSHIP, DBA VERIZON WIRELESS, FOR MODIFICATION OF A TELECOMMUNICATIONS SITE ATOP PUUONE TERRACE, 493 PIO DRIVE (WAILUKU) (LU-50)**

**Description:** The Committee is in receipt of the following:

1. County Communication 17-476, from the Planning Director, transmitting a proposed bill entitled “A BILL FOR AN ORDINANCE GRANTING CELLCO PARTNERSHIP, DBA VERIZON WIRELESS A CONDITIONAL PERMIT TO ALLOW THE MODIFICATION OF AN EXISTING TELECOMMUNICATIONS SITE ATOP HI2 PUUONE TERRACE TO INCLUDE A REPLACEMENT OF ANTENNAS AND EQUIPMENT CABINET, AND INSTALLATION OF ACCESSORY EQUIPMENT WITHIN THE A-2 APARTMENT DISTRICT, FOR PROPERTY SITUATED AT 493 PIO DRIVE AND IDENTIFIED AS TAX MAP KEY NUMBER (2) 3-8-037:039, WAILUKU, MAUI, HAWAII.” The purpose of the proposed bill is to grant a request from Cellco Partnership, doing business as Verizon Wireless, for a five-year Conditional Permit to allow the modification of an existing telecommunications site atop Puuone Terrace, 493 Pio Drive, Wailuku, Maui, Hawaii, to include the replacement of antennae and an equipment cabinet and installation of other accessory equipment.
2. Correspondence dated January 18, 2018, from the Planning Director, advising the Committee that the Director has determined the proposed

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rooftop telecommunications site modifications are an accessory use and do not require a Conditional Permit, and requesting the application be filed.

**Status:** The Committee may consider whether to recommend the filing of County Communication 17-476 and other related action.

[County Communication 17-476.pdf](#)

[Correspondence from Planning 01-18-2018](#)

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, Alec Wagner, and Rayna Yap

TESTIMONY

Oral or written testimony on any agenda item will be accepted. Email testimony to [lu.committee@mauicounty.us](mailto:lu.committee@mauicounty.us).

For more information on testifying please visit [www.MauiCounty.us/how-to-testify](http://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.

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Agenda items are subject to cancellation.