



# PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

[www.MauiCounty.us/LU](http://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 31, 2018**

**1:30 p.m.**

MEETING SITE:

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

RECEIVED  
2018 OCT 25 PM 2:54  
OFFICE OF THE  
COUNTY CLERK

## AGENDA

### AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (WAILUKU APARTMENT RENTAL HOUSING PROJECT) (LU-2(5))

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

1. Correspondence dated October 4, 2018, from Craig Hirai, Executive Director, Hawaii Housing Finance and Development Corporation, State Department of Business, Economic Development & Tourism, transmitting the following:
  - a. An application for the development of the proposed Wailuku Apartment Rental Housing Project, pursuant to Section 201H-38, Hawaii Revised Statutes, on property identified for real property tax purposes as tax map key (2) 3-5-001:064. The application, prepared for Legacy Wailuku LLC, is for the development of 195 affordable units and 129 market-rate units on approximately 14.4 acres bordered by Waiale Road, East Kuikahi Drive, and Honoapiilani Highway, Wailuku, Maui, Hawaii. As proposed, the development will include nine residential structures, one recreation and leasing center, four outdoor play areas, a pool, and a community center.
  - b. A proposed resolution entitled "APPROVING THE AFFORDABLE WORKFORCE HOUSING PROJECT BY LEGACY WAILUKU LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to approve

**MORE →**

- the proposed project with various exemptions from certain requirements contained in the Maui County Code and the 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.
- c. A proposed resolution entitled "APPROVING WITH MODIFICATION THE AFFORDABLE WORKFORCE HOUSING PROJECT BY LEGACY WAILUKU LLC 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 "A" and various exemptions from certain requirements contained in the Maui County Code and the 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.
  - d. A proposed resolution entitled "DISAPPROVING THE AFFORDABLE WORKFORCE HOUSING PROJECT BY LEGACY WAILUKU LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to disapprove the proposed project.
2. Correspondence dated October 25, 2018, to the Department of the Corporation Counsel, transmitting a revised proposed resolution entitled "APPROVING WITH MODIFICATION THE WAILUKU APARTMENT RENTAL HOUSING PROJECT BY LEGACY WAILUKU LLC, 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 "A" and various exemptions from certain requirements contained in the Maui County Code and the 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 November 18, 2018, or it will be deemed approved. The Committee may consider whether to recommend adoption of a proposed or revised proposed resolution, with or without further revisions. The Committee may also consider the filing of two of the proposed resolutions and other related action.

Correspondence from Hawaii Housing Finance and Dev Corp 10-04-2018

Application for Wailuku Apartment Rental Housing Project 10-04-2018

Correspondence to Corp Counsel 10-25-2018

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## DISTRICT BOUNDARY AMENDMENT FOR WAILUKU APARTMENT RENTAL HOUSING PROJECT (LU-64)

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

1. County Communication 18-303, from Councilmember Robert Carroll, relating to the District Boundary Amendment for the proposed Wailuku Apartment Rental Housing Project on 14.416 acres of land identified for real property tax purposes as tax map key (2) 3-5-001:064, Wailuku, Maui, Hawaii.
2. Correspondence dated October 4, 2018, 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 URBAN DISTRICT (CONDITIONAL BOUNDARY AMENDMENT) FOR PROPERTY SITUATED AT WAIKAPU, MAUI, HAWAII, TAX MAP KEY NO. (2) 3-5-1:64, CONTAINING A TOTAL OF 14.416 ACRES." The purpose of the proposed bill is to grant a District Boundary Amendment from Agricultural District to Urban District for 14.416 acres at tax map key (2) 3-5-001:064, Wailuku, Maui, Hawaii, which is the property proposed for development as the Wailuku Apartment Rental Housing Project.

**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 18-303 and other related action.

County Communication 18-303

Correspondence from Housing and Human Concerns 10-04-2018

## CONDITIONAL PERMIT FOR SPRINT WIRELESS TELECOMMUNICATION FACILITY AT 3740 LOWER HONOAPIILANI ROAD (LAHAINA) (LU-67)

**Description:** The Committee is in receipt of County Communication 18-314, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE GRANTING SPRINT WIRELESS A CONDITIONAL PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A THIRTY-FIVE (35) FOOT MONOPALM TOWER WITH AN ADDITIONAL FIVE (5) FEET OF PALM FRONDS AT THE TOP, AND A 200 SQUARE-FOOT LEASE AREA TO CONTAIN EQUIPMENT ON THE GROUND; LOCATED IN THE A-2 APARTMENT DISTRICT, FOR PROPERTY SITUATED AT 3740 LOWER HONOAPIILANI ROAD AND IDENTIFIED AS TAX MAP KEY NUMBER (2) 4-3-006:004, LAHAINA, MAUI, HAWAII." The purpose of the proposed bill is to grant a request from Sprint Wireless for a ten-year Conditional Permit to allow for the installation of a wireless telecommunication facility in an existing parking lot at 3740 Lower

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Honoapiilani Road, Lahaina, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 4-3-006:004.

**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 18-314 and other related action.

**County Communication 18-314**

**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 Rayna Yap

**BOARD PACKETS**

Board packets, as defined in Section 92-7.5 of the Hawaii Revised Statutes, are available for inspection at the Office of Council Services. Board packets are also available electronically as soon as practicable upon request.

**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.