

LAND USE COMMITTEE

Council of the County of Maui

Meeting Agenda

August 1, 2007

1:30 p.m.

Council Chamber, 8th Floor
200 South High Street, Wailuku, Hawaii

website: www.mauicounty.gov/committees/LU/

e-mail: lu.committee@mauicounty.us

COMMITTEE MEMBERS

Michael J. Molina, Chair

Joseph Pontanilla, Vice-Chair

Michelle Anderson

Gladys C. Baisa

G. Riki Hokama

Jo Anne Johnson

Danny A. Mateo

Bill Kauakea Medeiros

Michael P. Victorino

AGENDA ITEMS ARE SUBJECT TO CANCELLATION. For a confirmation of the meeting date and time, and for tentative scheduling of agenda items, please contact the Committee Staff (Carla Nakata or Tammy Frias) at: Office of Council Services, 200 South High Street, Wailuku, HI 96793, 808-270-7838, 1-800-272-0026 (toll-free from Molokai), 1-800-272-0098 (toll-free from Lanai), 808-270-7686 (fax).

ORAL OR WRITTEN TESTIMONY on any agenda item will be accepted. If written testimony is submitted at the meeting, 16 copies are requested. If written testimony is e-mailed or faxed, please submit at least 24 hours before the meeting so that copies can be provided to Council members in a timely manner.

INDIVIDUALS WHO INTEND TO ATTEND THE MEETING AND WHO HAVE DISABILITIES REQUIRING SPECIAL ASSISTANCE should call the Office of Council Services at least three days in advance.

DOCUMENTS ON FILE WITH THE COMMITTEE, which may include correspondence relating to the agenda items below, may be inspected prior to the meeting date. Photocopies may be ordered, subject to charges imposed by law (Maui County Code, Sec. 2.64.010). Please contact the Office of Council Services to make arrangements for inspection or photocopying of documents.

TO LEARN MORE ABOUT COUNCIL-RELATED ISSUES, tune in to Akaku: Maui Community Television.

LU-8

COMMUNITY PLAN AMENDMENTS AND CHANGES IN ZONING FOR THE CENTRAL MAUI BASEYARD (PUUNENE)

DESCRIPTION:

The Committee is in receipt of the following:

1. County Communication No. 07-92, from the Planning Director, transmitting the following:
 - a. A proposed bill to grant a request from S&F Land Co., Inc. (S&F) to amend the Kihei-Makena Community Plan from Light Industrial to Heavy Industrial for approximately 9.811 acres within the Central Maui Baseyard located in Puunene, Maui (TMK: (2) 3-8-05:001 (por.)) (the 9.811-acre property), to accommodate heavy industrial uses, including the existing metal recycling facility.
 - b. A proposed bill to grant S&F's request to amend the Kihei-Makena Community Plan from Light Industrial to Heavy Industrial for approximately 58,091 square feet within the Central Maui Baseyard located in Puunene, Maui (TMK: (2) 3-8-05:001 (por.) and (2) 3-8-05:019 (por.)) (the 58,091-square-foot property), to accommodate heavy industrial uses.

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- c. A proposed bill to grant S&F's request to amend the Kihei-Makena Community Plan from Light Industrial to Heavy Industrial for approximately 43,810 square feet within the Central Maui Baseyard located in Puunene, Maui (TMK: (2) 3-8-05:001 (por.)) (the 43,810-square-foot property), to accommodate heavy industrial uses.
 - d. A proposed bill to grant S&F's request to change the zoning for the 9.811-acre property from Agricultural District to M-2 Heavy Industrial District to accommodate heavy industrial uses.
 - e. A proposed bill to change the zoning for the 58,091-square-foot property from M-1 Light Industrial District to M-2 Heavy Industrial District to accommodate heavy industrial uses.
 - f. A proposed bill to change the zoning for the 43,810-square-foot property from M-1 Light Industrial District to M-2 Heavy Industrial District to accommodate heavy industrial uses.
2. Correspondence dated July 20, 2007, from the Department of the Corporation Counsel, transmitting the following:
- a. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE KIHAI-MAKENA COMMUNITY PLAN AND LAND USE MAP FROM LIGHT INDUSTRIAL TO HEAVY INDUSTRIAL FOR APPROXIMATELY 9.811 ACRES SITUATED AT PUUNENE, MAUI, HAWAII". The purpose of the revised proposed bill is to grant S&F's request to amend the Kihei-Makena Community Plan from Light Industrial to Heavy Industrial for the 9.811-acre property, to accommodate heavy industrial uses, including the existing metal recycling facility.
 - b. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE KIHAI-MAKENA COMMUNITY PLAN AND LAND USE MAP FROM LIGHT INDUSTRIAL TO HEAVY INDUSTRIAL FOR APPROXIMATELY 58,091 SQUARE FEET SITUATED AT PUUNENE, MAUI, HAWAII". The purpose of the revised proposed bill is to grant S&F's request to amend the Kihei-Makena Community Plan from Light Industrial to Heavy Industrial for the 58,091-square-foot property, to accommodate heavy industrial uses.
 - c. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE KIHAI-MAKENA COMMUNITY PLAN AND LAND USE MAP FROM LIGHT INDUSTRIAL TO HEAVY INDUSTRIAL FOR APPROXIMATELY 43,810 SQUARE FEET SITUATED AT PUUNENE, MAUI, HAWAII". The purpose of the revised proposed bill is to grant S&F's request to amend the Kihei-Makena Community Plan from Light Industrial to Heavy Industrial for the 43,810-square-foot property, to accommodate heavy industrial uses.
 - d. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO M-2 HEAVY INDUSTRIAL DISTRICT (CONDITIONAL ZONING) FOR APPROXIMATELY 9.811 ACRES SITUATED AT PUUNENE, MAUI, HAWAII". The purpose of the revised proposed bill is to grant S&F's request to change the zoning for the 9.811-acre property from Agricultural District to M-2 Heavy Industrial District, to accommodate heavy industrial uses.
 - e. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM M-1 LIGHT INDUSTRIAL DISTRICT TO M-2 HEAVY INDUSTRIAL DISTRICT (CONDITIONAL ZONING) FOR APPROXIMATELY 58,091 SQUARE FEET SITUATED AT PUUNENE, MAUI, HAWAII". The purpose of the revised proposed bill is to grant S&F's request to change the zoning for the 58,091-square-foot property from M-1 Light Industrial District to M-2 Heavy Industrial District, to accommodate heavy industrial uses.
 - f. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM M-1 LIGHT INDUSTRIAL DISTRICT TO M-2 HEAVY INDUSTRIAL DISTRICT (CONDITIONAL ZONING) FOR APPROXIMATELY 43,810 SQUARE FEET SITUATED AT PUUNENE, MAUI, HAWAII". The purpose of the revised proposed bill is to grant S&F's request to change the zoning for the 43,810-square-foot property from M-1 Light Industrial District to M-2 Heavy Industrial District, to accommodate heavy industrial uses.

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 No. 07-92 and other related action.

LU-3**CHANGE IN ZONING FOR WAIHEE MAUKA PROJECT****DESCRIPTION:**

The Committee is in receipt of the following:

1. County Communication No. 06-314, from the Planning Director, transmitting a proposed bill to grant a request from RDD, LLC for a Change in Zoning from Agricultural District to OS-2 Open Space District for the Waihee Mauka Project on approximately 17.559 acres along Kahekili Highway in Waihee, Maui (TMK: (2) 3-2-09:001 (por.)).
2. Correspondence dated January 19, 2007, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO OS-2 OPEN SPACE DISTRICT FOR PROPERTY SITUATED AT WAIHEE, MAUI, HAWAII". The purpose of the revised proposed bill is to grant the request for the subject property, which would allow for the development of a 14-lot agricultural subdivision on the parcel.

STATUS:

The Committee may consider whether to recommend passage of the revised proposed bill on first reading, with or without further revisions. The Committee may also consider the filing of County Communication No. 06-314 and other related action.