

LAND USE COMMITTEE

Council of the County of Maui

Meeting Agenda

December 19, 2007

9:00 a.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.

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LU-5

COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING TO REDEVELOP THE PAIA TOWN CENTER

DESCRIPTION:

The Committee is in receipt of the following:

1. County Communication No. 07-24, from the Planning Director, transmitting proposed bills to grant a request from Grace Condos, on behalf of 120 Hanna Hwy., LLC, for a Community Plan Amendment from Single-Family to Business/Commercial and a Change in Zoning from Interim District to B-CT Country Town Business District for properties located at 142 Hana Highway, 20 Luna Place, and 24 Luna Place, Paia, Maui (TMK: (2) 2-6-05:004 (por.), (2) 2-6-05:109, and (2) 2-6-05:025), collectively comprising approximately 13,334 square feet (the subject property), in order to redevelop the Paia Town Center, which will also encompass properties located at 120 Hana Highway and the remainder of 142 Hana Highway (TMK: (2) 2-6-05:033 and (2) 2-6-05:004 (por.)).
2. Correspondence dated October 8, 2007, from the Department of the Corporation Counsel, transmitting the following:

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- a. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM SINGLE-FAMILY TO BUSINESS/COMMERCIAL FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII". The purpose of the revised proposed bill is to grant a Community Plan Amendment from Single-Family to Business/Commercial for the subject property.
- b. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII". The purpose of the revised proposed bill is to conditionally change the zoning from Interim District to B-CT Country Town Business District for the subject property.

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. 07-24 and other related action.

LU-52 CONDITIONAL PERMIT FOR THE HALEAKALA RANCH VISITOR'S CENTER (KULA)

DESCRIPTION: The Committee is in receipt of County Communication No. 06-101, from the Planning Director, transmitting a proposed bill entitled "A BILL FOR AN ORDINANCE GRANTING HALEAKALA RANCH COMPANY A CONDITIONAL PERMIT TO CONSTRUCT AND OPERATE THE HALEAKALA RANCH VISITOR'S CENTER, WITHIN THE COUNTY AGRICULTURAL DISTRICT, FOR PROPERTY SITUATED AT KULA, MAUI, HAWAII". The purpose of the proposed bill is to grant a request from Haleakala Ranch Company for a five-year Conditional Permit to construct and operate the Haleakala Ranch Visitor's Center on approximately 14.057 acres at 18303 Haleakala Highway, Kula, Maui (TMK: (2) 2-3-05:004 (por.)).

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 No. 06-101 and other related action.

LU-20 CONDITIONAL PERMIT TIME EXTENSION FOR "MAUI BY THE SEA" (PAIA)

DESCRIPTION: The Committee is in receipt of the following:

1. County Communication No. 07-217, from the Planning Director, transmitting a proposed bill to grant a request from Valerie Lewis Okamura for a five-year time extension for her existing Conditional Permit to continue to operate a transient vacation rental business in a one-bedroom second dwelling on approximately 14,321 square feet in the R-1 Residential District, situated in Kuau, Paia, Maui (TMK: (2) 2-6-09:008).
2. Correspondence dated November 5, 2007, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 3299 (2005), PERTAINING TO THE GRANTING OF A CONDITIONAL PERMIT TO VALERIE LEWIS OKAMURA TO ALLOW FOR THE OPERATION OF MAUI BY THE SEA, A TRANSIENT VACATION RENTAL SITUATED AT 523 HANA HIGHWAY, KUAU, PAIA, MAUI, HAWAII". The purpose of the revised proposed bill is to grant the request, while correcting the street address to 523 Hana Highway.

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. 07-217 and other related action.