

# LAND USE COMMITTEE

Council of the County of Maui

## Meeting Agenda

March 12, 2008

1:30 p.m.

Council Chamber, 8<sup>th</sup> Floor  
200 South High Street, Wailuku, Hawaii

website: [www.mauicounty.gov/committees/LU/](http://www.mauicounty.gov/committees/LU/)

e-mail: [lu.committee@mauicounty.us](mailto:lu.committee@mauicounty.us)

### VOTING 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-10

### USE VARIANCE FOR PACIFIC BIODIESEL (KAHULUI)

#### DESCRIPTION:

The Committee is in receipt of the following:

1. County Communication No. 07-114, from the Planning Director, transmitting the Board of Variances and Appeals' approval of a request from the Department of Public Works and Environmental Management for a use variance to allow Pacific Biodiesel to process waste cooking oil into biodiesel within the Interim District at the Central Maui Landfill, Phase III, located off of Pulehu Road, Kahului, Maui (TMK: (2) 3-8-03:019).
2. Correspondence dated May 18, 2007, from the Department of the Corporation Counsel, transmitting a proposed resolution entitled "APPROVING THE ACTION OF THE BOARD OF VARIANCES AND APPEALS GRANTING A VARIANCE TO ALLOW PACIFIC BIODIESEL, INC. TO PROCESS WASTE COOKING OIL INTO BIODIESEL ON PROPERTY ZONED INTERIM AT KAHULUI, MAUI, HAWAII". The purpose of the proposed resolution is to approve the Board of Variances and Appeals' grant of the requested use variance.

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3. Correspondence dated December 13, 2007, from the Department of the Corporation Counsel, transmitting a proposed resolution entitled "DISAPPROVING THE ACTION OF THE BOARD OF VARIANCES AND APPEALS GRANTING A VARIANCE TO ALLOW PACIFIC BIODIESEL, INC. TO PROCESS WASTE COOKING OIL INTO BIODIESEL ON PROPERTY ZONED INTERIM AT KAHULUI, MAUI, HAWAII". The purpose of the proposed resolution is to disapprove the Board of Variances and Appeals' grant of the requested use variance.

**STATUS:** The Committee may consider whether to recommend adoption of either proposed resolution, with or without revisions. The Committee may also consider the filing of County Communication No. 07-114 and other related action.

## LU-65

### **COMMUNITY PLAN AMENDMENT, CHANGE IN ZONING, AND PROJECT DISTRICT PHASE I APPROVAL FOR THE PULELEHUA PROJECT (LAHAINA)**

**DESCRIPTION:** The Committee is in receipt of County Communication No. 06-236, from the Planning Director, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 2476 (1996), THE WEST MAUI COMMUNITY PLAN AND LAND USE MAP, FROM AGRICULTURE, PARK, AND OPEN SPACE TO WEST MAUI PROJECT DISTRICT 5 (PULELEHUA), FOR PROPERTY SITUATED AT MAHINAHINA, KAHANA, LAHAINA, MAUI, HAWAII". The purpose of the proposed bill is to grant a request from Randy Endo, Esq., Vice-President, Community Development, Maui Land & Pineapple Company, Inc. (MLP), for a Community Plan Amendment from Agriculture, Park, and Open Space to West Maui Project District 5 (Pulelehua) on approximately 310 acres located at Mahinahina, Kahana, Lahaina, Maui, Hawaii (TMK: (2) 4-3-01:031 (por.)) (the subject property) to facilitate the development of a mix of residential units for all income groups, including up to 900 single-family and multi-family units with the potential for an additional 300 ohana units; commercial uses; civic uses, including a 13-acre school site; parks; and open space.
2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL AND INTERIM DISTRICTS TO WEST MAUI PROJECT DISTRICT 5 (PULELEHUA) FOR PROPERTY SITUATED AT MAHINAHINA, KAHANA, LAHAINA, MAUI, HAWAII". The purpose of the proposed bill is to grant the request for a Change in Zoning from Agricultural District and Interim District to West Maui Project District 5 (Pulelehua) for the subject property to facilitate the development.
3. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, TO ESTABLISH PERMISSIBLE LAND USES, STANDARDS OF DEVELOPMENT, AND ALLOCATIONS OF LAND FOR WEST MAUI PROJECT DISTRICT 5 (PULELEHUA) FOR PROPERTY SITUATED AT MAHINAHINA, KAHANA, LAHAINA, MAUI, HAWAII". The purpose of the proposed bill is to grant the request for Project District Phase I Approval for West Maui Project District 5 (Pulelehua) for the subject property to facilitate the development.

**STATUS:** The Committee may discuss the proposed development and related proposed bills. No legislative action will be taken.