

LAND USE COMMITTEE

Council of the County of Maui

Meeting Agenda

March 10, 2005

9:00 a.m.

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

website: <http://www.co.maui.hi.us/committees/LU/>

e-mail: lu.committee@co.maui.hi.us

COMMITTEE MEMBERS

Robert Carroll, Chair

Joseph Pontanilla, Vice-Chair

Michelle Anderson

G. Riki Hokama

Jo Anne Johnson

Dain P. Kane

Danny A. Mateo

Michael J. Molina

Charmaine Tavares

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-44

DISTRICT BOUNDARY AMENDMENT AND CHANGE IN ZONING FOR WAIOLANI PIKAKE RESIDENTIAL SUBDIVISION (WAIKAPU)

DESCRIPTION:

The Committee is in receipt of the following:

1. County Communication No. 02-210, from the former Planning Director, transmitting a draft Conditional Zoning bill for approximately 7.445 acres located at Waikapu, Wailuku, Maui (TMK: (2) 3-5-004:092) to facilitate the development of a 38-lot residential subdivision.
2. Correspondence dated March 2, 2005, from the Department of the Corporation Counsel, transmitting the following:
 - a. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED ON THE EAST SIDE OF OLD WAIKAPU ROAD AND THE WEST SIDE OF HONOAPIILANI HIGHWAY (WAIOLANI PIKAKE RESIDENTIAL SUBDIVISION), WAIKAPU, WAILUKU, MAUI, HAWAII". The purpose of the

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proposed bill is to enact a District Boundary Amendment for that 3.706-acre portion of the subject property that is currently designated State Agricultural District, to bring the entire parcel within the State Urban District.

- b. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM COUNTY AGRICULTURAL DISTRICT TO R-1 RESIDENTIAL DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED ON THE EAST SIDE OF OLD WAIKAPU ROAD AND THE WEST SIDE OF HONOAPIILANI HIGHWAY (WAIOLANI PIKAKE RESIDENTIAL SUBDIVISION), WAIKAPU, WAILUKU, MAUI, HAWAII". The purpose of the proposed bill is to conditionally change the zoning for the entire 7.445-acre parcel.

STATUS: The Committee may consider whether to recommend passage of the proposed bills on first reading, with or without revisions. The Committee may also consider the filing of County Communication No. 02-210 and other related action.

LU-3 COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING FOR WAIOLANI MAUKA RESIDENTIAL SUBDIVISION (WAIKAPU)

DESCRIPTION: The Committee is in receipt of the following:

1. County Communication No. 04-295, from the Planning Director, transmitting a proposed bill to amend the Wailuku-Kahului Community Plan and a proposed bill to conditionally change the zoning for property situated at Waikapu, Wailuku, Maui.
2. County Communication No. 05-31, from the Planning Director, correcting errors in the Department of Planning's transmittal letter of December 2, 2004, while noting the errors were not contained in the proposed bills.
3. Correspondence dated March 2, 2005, from the Department of the Corporation Counsel, transmitting the following:
 - a. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN AND LAND USE MAP FROM PUBLIC/QUASI-PUBLIC TO SINGLE-FAMILY FOR PROPERTY SITUATED AT WAIKAPU, MAUI, HAWAII". The purpose of the revised proposed bill is to amend the Community Plan and Land Use Map for a two-acre portion of an approximately 28.7-acre parcel located at Waikapu, Wailuku, Maui (portion of TMK: (2) 3-5-004:025), bringing the entire parcel within the Single-Family Community Plan designation, to facilitate the development of a 108-lot residential subdivision.
 - b. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL DISTRICT TO R-2 RESIDENTIAL DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT WAIKAPU, MAUI, HAWAII". The purpose of the revised proposed bill is to conditionally change the zoning of approximately 28.7 acres located at Waikapu, Wailuku, Maui (TMK: (2) 3-5-004:025) to facilitate the development of a 108-lot residential subdivision.

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 Nos. 04-295 and 05-31, and other related action.

LU-27 CONDITIONAL PERMIT FOR "O.W. RANCH LLC" VACATION RENTAL (KULA)

DESCRIPTION: The Committee is in receipt of the following:

1. County Communication No. 04-208, from the Planning Director, transmitting a proposed bill to grant a two-year conditional permit to O.W. Ranch LLC to operate a 12-bedroom

transient vacation rental and to conduct special events on approximately nine acres (the former Silver Cloud Ranch) situated at Kula, Maui, Hawaii (TMK: (2) 2-2-001:017).

2. Correspondence dated March 3, 2005, from the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE GRANTING O. W. RANCH LLC A CONDITIONAL PERMIT TO OPERATE A TWELVE-BEDROOM TRANSIENT VACATION RENTAL AND TO CONDUCT SPECIAL EVENTS WITHIN THE COUNTY AGRICULTURAL DISTRICT FOR PROPERTY SITUATED AT KULA, MAUI, HAWAII". The revised proposed bill incorporates nonsubstantive and technical revisions.

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. 04-208 and other related action.

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