

Recessed to Monday, December 12, 2005 at 1:30 p.m., Council Chamber.

LAND USE COMMITTEE

Council of the County of Maui

Meeting Agenda

December 7, 2005

1:30 p.m.

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

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

e-mail: lu.committee@mauicounty.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 Jo-Ann Sato) 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-69

WEST MAUI PROJECT DISTRICT 2 (KAPALUA MAUKA) (LAHAINA)

DESCRIPTION: The Committee is in receipt of the following:

1. County Communication No. 04-181, from the Planning Director, relating to a request from Robert McNatt, on behalf of Maui Land & Pineapple Company, Inc. (ML&P), for a Community Plan Amendment, Change in Zoning, and Project District Phase 1 approval for the West Maui Project District 2 (Kapalua Mauka) at Honokahua, Napili, Lahaina, Maui, Hawaii.
2. Correspondence dated July 8, 2005, from the Department of the Corporation Counsel, transmitting the following:
 - a. A revised proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 2476 (1996), THE WEST MAUI COMMUNITY PLAN AND LAND USE MAP, FROM AGRICULTURAL AND OPEN SPACE TO WEST MAUI PROJECT DISTRICT 2 (KAPALUA MAUKA), FOR PROPERTY SITUATED ON THE SOUTHEASTERLY SIDE OF HONOAPIILANI HIGHWAY, AT HONOKAHUA, NAPILI,

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LAHAINA, MAUI, HAWAII". The purpose of the revised proposed bill is to amend the West Maui Community Plan and Land Use Map for approximately 475 acres from Agricultural and Open Space, respectively, to West Maui Project District 2 (Kapalua Mauka) to facilitate a request from ML&P to develop a 690-unit resort development and amenities at Honokahua, Napili, Lahaina, Maui (TMK: (2) 4-2-01:001 (por.) (now known as (2) 4-2-01:042), (2) 4-3-01:006 (por.), and (2) 4-3-01:008 (por.)).

- b. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM COUNTY AGRICULTURAL DISTRICT AND INTERIM DISTRICT TO WEST MAUI PROJECT DISTRICT 2 (KAPALUA MAUKA) (CONDITIONAL ZONING), FOR PROPERTIES SITUATED ON THE SOUTHEASTERLY SIDE OF HONOAPIILANI HIGHWAY, AT HONOKAHUA, NAPILI, LAHAINA, MAUI, HAWAII". The purpose of the revised proposed bill is to conditionally change the zoning for approximately 925 acres from County Agricultural District and Interim District, respectively, to West Maui Project District 2 (Kapalua Mauka) to facilitate the proposed development.
 - c. A revised proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, TO ESTABLISH WEST MAUI PROJECT DISTRICT 2 (KAPALUA MAUKA)". The purpose of the revised proposed bill is to establish the performance standards for the West Maui Project District 2 (Kapalua Mauka).
3. Correspondence dated August 17, 2005, from Ryan Churchill, Vice President, ML&P, transmitting ML&P's proposed revisions to the Change in Zoning conditions.
 4. Correspondence dated November 16, 2005, from the Vice-Chair of the Committee, transmitting three additional proposed Change in Zoning conditions received from ML&P on November 15, 2005.

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. 04-181 and other related action.