

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

April 1, 2005

Committee
Report No.

_____ 05-57

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Land Use Committee, having met on March 2, 2005 (site inspection) and March 10, 2005, makes reference to County Communication No. 02-210, from the former Planning Director, transmitting a draft 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 draft bill is to conditionally change the zoning from County Agricultural District to R-1 Residential District 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, with lots ranging in size from 6,000 to 7,300 square feet.

Your Committee notes that the County Communication also makes reference to a requested District Boundary Amendment from Agricultural District to Urban District for a 3.706-acre portion of the parcel; however, no proposed bill to effectuate the amendment was transmitted.

Your Committee notes that the Maui Planning Commission met on the application by M2W, LLC (applicant) for a District Boundary Amendment and Change in Zoning on March 12, 2002 and July 23, 2002.

Your Committee further notes that the Maui Planning Commission, after reviewing the findings presented in the documents entitled "MAUI PLANNING DEPARTMENT'S REPORT TO THE MAUI PLANNING COMMISSION March 12, 2002 MEETING" (Planning Department's Report) and "MAUI PLANNING DEPARTMENT'S RECOMMENDATIONS REPORT TO THE MAUI PLANNING COMMISSION MARCH 12, 2002 MEETING", voted to recommend approval of the proposed District Boundary Amendment and Change in Zoning on July 23, 2002.

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Your Committee notes that County Communication No. 02-210 was referred to the prior Council's Land Use Committee at the Council meeting of October 18, 2002.

At its meeting of January 10, 2003, the Council referred County Communication No. 02-210 to the prior Council's Planning and Land Use Committee (County Communication No. 03-10).

By correspondence dated January 28, 2003, the Chair of the Committee requested that the Department of Planning transmit the minutes of the Maui Planning Commission's July 23, 2002 meeting.

By correspondence dated February 6, 2003, the Planning Director transmitted the minutes of the Maui Planning Commission's July 23, 2002 and August 13, 2002 meetings, noting that at the later meeting, discussions occurred which might impact recommended conditions to the proposed Change in Zoning with respect to roadway design.

By correspondence dated May 12, 2003, Frank Irwin opposed the proposed subdivision and in particular, objected to the opening of a through traffic route from Honoapiilani Highway via Pilikana, Ho'okanewai, and Kama Streets to Old Waikapu Road, and connecting to West Waiko Road. He attached a petition with 144 signatures objecting to the project on these grounds.

By correspondence dated June 9, 2003, the Chair of the Committee requested that the Planning Director respond to the concerns raised by Frank Irwin and the petitioners.

By correspondence dated June 18, 2003, the Planning Director responded briefly to the concerns raised by Frank Irwin and the petitioners. He noted that the Wailuku-Kahului Community Plan provides for future development in the area, and that the Department of Planning, the Department of Fire and Public Safety, and the Department of Public Works and Environmental Management support a road connecting the existing Waiolani Subdivision to Old Waikapu Road.

By correspondence dated October 22, 2003, the Council Chair transmitted correspondence dated October 9, 2003, from Donovan Webb, Managing Partner, M2W, LLC, requesting that the application be scheduled for consideration.

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By correspondence dated November 10, 2003, the Chair of the Committee wrote to Donovan Webb, Managing Partner, M2W, LLC, indicating that he would consider the scheduling request.

By correspondence dated November 10, 2003, the Chair of the Committee wrote to Frank Irwin, forwarding the Planning Director's response dated June 18, 2003.

By correspondence dated October 20, 2004, Michele Chouteau McLean, Chouteau Consulting, the applicant's consultant, provided comments to the Maui Planning Commission's recommended Change in Zoning conditions; proposed cash contributions to address anticipated impacts on parks and public school facilities; and proposed an initial offer of units for sale to owner-occupants.

By correspondence dated January 3, 2005, Michele Chouteau McLean, Chouteau Consulting, requested that the application be scheduled.

At its meeting of January 21, 2005, the Council referred County Communication No. 02-210 to your Land Use Committee (County Communication No. 05-13).

By correspondence dated January 24, 2005, the Chair of your Committee requested that the Planning Director provide (1) a proposed District Boundary Amendment bill; and (2) an update as to changed circumstances, if any, impacting the request or the Department of Planning's recommendations.

By correspondence dated February 16, 2005, the Chair of your Committee requested that the Planning Director provide a response to the January 24, 2005 request.

By correspondence dated February 17, 2005 (received on February 23, 2005), the Planning Director provided additional comments relating to the application, noting that the Department of Planning believes the project represents sound urban infill and is consistent with the Community Plan, and that a through road from the existing Waiolani Subdivision to Old Waikapu Road would improve traffic circulation and benefit the community as a whole.

By correspondence dated February 28, 2005, the Chair of your Committee transmitted correspondence dated February 28, 2005, from Kirk T. Tanaka, President, R.T. Tanaka Engineers, Inc., transmitting a metes and bounds description for the 3.706-

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acre portion of the parcel that is the subject of the request for a District Boundary Amendment.

By correspondence dated February 28, 2005, the Chair of your Committee requested that the Department of the Corporation Counsel transmit a proposed District Boundary Amendment bill and a proposed Change in Zoning bill.

By correspondence dated March 2, 2005, the Department of the Corporation Counsel transmitted the following:

1. 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 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.

2. 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 7.44-acre parcel.

At its site inspection of March 2, 2005, your Committee met with the Planning Director; a Planner, Department of Planning; the Director of Public Works and Environmental Management; a Captain, Department of Police; a Police Officer, Department of Police; a Deputy Corporation Counsel; Michele McLean, Land Use Planner, Smith Development, applicant's consultant; David Goode, Vice-President of

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Development Operations, Smith Development; and Kirk T. Tanaka, President, R. T. Tanaka Engineers, Inc.

Ms. McLean distributed two aerial photos and a map of the vicinity. She informed your Committee of the ownership status of the parcel and summarized the land use approvals that are being requested. Ms. McLean also informed your Committee that a number of roadway options are being discussed, including restrictions on the number of lots accessed by West Waiko Road.

The Planner described the 3.706-acre portion of the parcel as a “pocket” designated State Agricultural District that is surrounded by property designated State Urban District, noting that the entire area is earmarked for single-family use in the Community Plan. He informed your Committee that the Department is in support of a through road for traffic circulation purposes.

Thirteen members of the public testified about traffic concerns associated with the proposed development. In particular, the testifiers stated concerns regarding increased congestion on narrow West Waiko Road. Testifiers also noted potential negative impacts of increased traffic on West Waiko Road to the safety of neighborhood children and to taro patch restoration efforts. They also expressed a need for improved planning to ensure that the area maintains the character of historic Waikapu. The testifiers further commented on unresolved questions as to the ownership of Old Waikapu Road. Two testifiers spoke in favor of opening up ingress and egress in the area to improve traffic flow and to improve options for emergency access.

A testifier presented a letter dated September 27, 2004, with a petition containing 79 signatures, regarding traffic concerns on West Waiko Road, noting the greatest concern is “traffic access into and out of the proposed subdivision”. Signatories to the letter also recommend that greenbelts and park areas be included in further developments in the area.

The Captain voiced concerns over the impact additional homes would have on traffic and the impact the proposed traffic lights on Honoapiilani Highway would have on commuters. He stated that alternatives should be considered to funneling all traffic onto Honoapiilani Highway. The Director of Public Works and Environmental Management noted that a through road is recommended if greater density is added to the area.

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The Planning Director advised that the Department of Planning and the Department of Fire and Public Safety feel strongly that through roads are needed in the area to provide alternatives for emergency vehicles to access the area. He indicated that the Department of Planning would be sharing a proposed circulation plan relating to Waiolani Pikake and Waiolani Mauka with your Committee. The Planning Director also noted that the Department of Planning does not agree with the State Department of Transportation's (State DOT) decision to install two traffic lights in such close proximity on Honoapiilani Highway – one at its intersection with Waiko Road, and one at its intersection with Pilikana Street.

By correspondence dated March 8, 2005, the Director of the State DOT transmitted comments on the proposed subdivision to your Committee, noting the State DOT's understanding that issues affecting its facilities have been satisfactorily resolved by the following: (1) "that the Waiolani Pikake and Waiolani Mauka projects are responsible for the required intersection improvements; and that both developers are working toward a cost share arrangement"; and (2) that the applicant's representative "will be undertaking a planning study, in coordination with both County and State agencies, to investigate alternative roadways to alleviate traffic on the Honoapiilani highway corridor".

By correspondence dated March 9, 2005, the Chair of your Committee transmitted undated correspondence from Peter J. Meier, Member, M&W2, LLC, transmitting a Warranty Deed dated April 8, 2004, and recorded with the Bureau of Conveyances on May 5, 2004, reflecting a conveyance of approximately 7.44 acres in Waikapu, Wailuku, Maui (TMK No. (2) 3-5-004:092) from M2W, LLC, to M&W2, LLC.

By correspondence dated March 9, 2005, the Chair of your Committee transmitted a preliminary circulation plan for the area provided by the Planning Director.

At its meeting of March 10, 2005, your Committee met with the Planning Director; a Planner, Department of Planning; the Director of Housing and Human Concerns; the Director of Public Works and Environmental Management; the Director of Water Supply; a Lieutenant, Department of Police; a Lieutenant, Department of Fire and Public Safety; the Planning and Development Division Chief, Department of Parks and Recreation; a Deputy Corporation Counsel; Michele McLean, Land Use Planner, Smith Development; David Goode, Vice-President of Development Operations, Smith Development; and Kirk T. Tanaka, President, R. T. Tanaka Engineers, Inc.

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Ms. McLean provided an overview of the property and the application. She informed your Committee that concerns have focused primarily on the subdivision roadway design. Ms. McLean distributed a document entitled "Waiolani Pikake, Applicant's Proposed Zoning Conditions, March 10, 2005", comparing the Maui Planning Commission's five recommended conditions with M&W2, LLC's suggested revisions to those conditions. In the document, M&W2, LLC also suggests three additional measures to satisfy the project's park assessment requirement, to voluntarily contribute to public school facilities, and to provide for initial offerings to owner-occupants. Ms. McLean reviewed the proposed conditions with your Committee. In addition, a posterboard site map was displayed.

The Planner reiterated the Department of Planning's desire for a through road similar to the one attached as Exhibit 3 of the Planning Department's Report. Although the Maui Planning Commission imposed a condition to the proposed Change in Zoning requiring access from two cul-de-sac roads, the Planning Commission indicated that it wanted to reconsider that condition after receiving a presentation by the Department of Planning's Long-Range Division concerning proposed and future projects within the Waikapu area. The Department of Planning, as well as the Department of Fire and Public Safety and the Department of Public Works and Environmental Management, support a full-access through road with no restrictions.

Your Committee received public testimony from five Waikapu residents, all of whom voiced concerns regarding increased traffic associated with the project, particularly on West Waiko Road and Honoapiilani Highway. The testifiers spoke in favor of maintaining the small-town, rural character of Waikapu; opposed the construction of a through road; informed your Committee of taro restoration efforts and attempts to preserve green space in the area; and indicated better regional roadway planning is needed.

The Lieutenant, Department of Police, informed your Committee that he had no comment because no review of the application had been done by the Department of Police. Your Committee questioned the Lieutenant about the traffic situation at the intersection of Waiko Road and Honoapiilani Highway.

Your Committee discussed fire flow requirements and the adequacy of water pressure, and whether the project had met all required approvals for the use of water.

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The Planning Director explained the road circulation plan transmitted by the Chair of your Committee by correspondence dated March 9, 2005. The Department of Planning recommends that Old Waikapu Road eventually be improved as a County artery connecting West Waiko Road to Kuikahi Drive. A traffic signal will be installed at the intersection of Waiko Road and Honoapiilani Highway. The Department of Planning expressed strong support for a through road in the subdivision connecting to Old Waikapu Road.

The Director of Public Works and Environmental Management informed your Committee that West Waiko Road is currently a nonstandard County road classified as a collector road. The Department of Public Works and Environmental Management will run into challenges, including the installation of curbs, gutters, and sidewalks, if the road must be improved to County standards. The Director further informed your Committee that the Department of Planning's proposal provides additional mobility for area residents. The Department of Public Works and Environmental Management does not have plans to improve, widen, or re-surface West Waiko Road at this time. The Director noted that the Department will require the applicant to provide a 20-foot wide, paved connection from Old Waikapu Road to West Waiko Road.

The Lieutenant, Department of Fire and Public Safety, stated that the Department of Fire and Public Safety would not object to the installation of a private gate to limit traffic on West Waiko Road. If necessary, the Department would cut through the fence for emergency ingress and egress.

The Planning and Development Division Chief informed your Committee that the applicant had offered to pay a full cash contribution (in lieu of land) in order to satisfy its park dedication requirement. If land were to be provided, the requirement would be for 17,500 square feet, or 0.40 acre (35 lots x 500 square feet per lot). The Planning and Development Division Chief commented that the applicant had offered \$5,175 per lot in its correspondence dated October 20, 2004, for a total of \$181,125 (35 lots x \$5,175 per lot). However, the Waiolani Pikake Subdivision received preliminary subdivision approval in 2002, and is therefore subject to the rate in effect on the date it received its approval, which is significantly lower than the present rate of \$5,175 per lot. He informed your Committee that the Department of Parks and Recreation would prefer the proposed cash contribution over a dedication of land. He also questioned whether the Council could attach as a condition to the proposed Change in Zoning a higher assessment than the 2002 rate, where the applicant had volunteered to pay the higher rate.

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The Deputy Corporation Counsel opined that Section 19.510.050 of the Maui County Code establishes the criteria for allowing conditions to be placed on zoning requests. He stated that, if the proper analysis is done or if the parties mutually agree to the higher rate, the condition could properly be imposed.

Ms. McLean confirmed that M&W2, LLC has no objections to paying a park assessment fee of \$5,175 for each of 35 lots, as proposed in its October 20, 2004 correspondence.

The Director of Housing and Human Concerns informed your Committee that police officers, firefighters, and teachers usually fall within the “gap group” that earns 121 percent to 140 percent of annual median income. The applicant’s proposal doubles the Department’s standard recommendation that 10 percent of the units offered be affordable. She noted that the Department of Housing and Human Concerns is in the process of revising its draft proposal for the Housing and Human Services Committee’s consideration; the proposal will recommend that the percentage of affordable units be increased to 15 percent or more of the total units.

Your Committee discussed roadway configuration options. Ms. McLean confirmed that homes utilizing Old Waikapu Road would be provided appropriate access.

Your Committee discussed drainage concerns associated with the project. Mr. Tanaka informed your Committee of measures being taken to address drainage and residential runoff.

Your Committee questioned whether the applicant was aware of any toxins in the soil. Ms. McLean informed your Committee that the applicant has not yet performed a soil assessment on the property. Mr. Goode stated that a soil assessment would, however, be required in order to obtain construction financing.

Your Committee voiced concerns regarding maintaining a green buffer between Wailuku and Waikapu, and preserving the distinct character of Waikapu. Your Committee also noted that the proposed District Boundary Amendment would promote conformity with the Wailuku-Kahului Community Plan designation and meet the need for managed growth.

Your Committee considered various changes to the proposed Change in Zoning conditions, with much discussion centering around roadway access and traffic issues.

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Your Committee considered measures to discourage the increased use of West Waiko Road by members of the public as a result of the project. Your Committee considered incorporating a condition to the proposed Change in Zoning that would require the installation of an emergency access gate on the mauka end of a proposed through road. Your Committee also considered disallowing any of the proposed lots primary access onto West Waiko Road.

The Director of Public Works and Environmental Management advised your Committee that the proposed gated road would exceed the maximum length of a cul-de-sac as set forth in the Maui County Code, and that a variance would therefore be necessary.

The Planning Director noted that the Department of Fire and Public Safety would prefer having no gate blocking the roadway. In addition, he noted that the Department of Planning would not support the proposal for a longer cul-de-sac or gated road.

Your Committee recommended that the term “applicant” in the proposed Conditions of Zoning be updated to refer to the current owner of the property, M&W2, LLC.

Your Committee discussed M&W2, LLC’s proposal to increase the affordable housing component in Condition No. 1 to the proposed Change in Zoning from 10 percent to 20 percent of the units, and recommended that the increase be incorporated into the proposed conditions, along with the proposed breakdown of the affordable units by income group. Your Committee also recommended that the term “standards” be revised to “guidelines”, in reference to the Department of Housing and Human Concerns. Your Committee confirmed that the calculation of number of units would be rounded up to the next whole number.

Your Committee determined that Condition No. 3 to the proposed Change in Zoning, relating to the costs of re-striping Honoapiilani Highway, was no longer necessary because the re-striping work had since been completed, and recommended that the proposed condition be deleted.

Your Committee recommended revising Condition No. 5 to the proposed Change in Zoning to reflect the fact that the State DOT has already determined that a traffic

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signal should be installed, and to specify the location of the signal at the intersection of Pilikana Street and Honoapiilani Highway.

Your Committee discussed the costs associated with the design and construction of a traffic signal, and considered a proposal by M&W2, LLC that it bear the cost of design, while the proposed Waiolani Mauka project bear the cost of construction of the signal. Scott Nunokawa, Manager, Waikapu 28 Investment, LLC (applicant for the Waiolani Mauka project), noted concerns regarding tying the cost sharing to the design or construction phase, and informed your Committee that Waikapu 28 Investment, LLC preferred pro-rata contributions. Your Committee left the wording of Condition No. 5 to the proposed Change in Zoning intact in this respect, to require that M&W2, LLC participate in the design and construction of the traffic signal. Your Committee also recommended that the phrase “its successors and assigns” be removed from this condition.

Your Committee requested that clarifying language be incorporated, through a new condition to the proposed Change in Zoning, to ensure that all conditions shall run with the land and apply equally to M&W2, LLC, its successors in interest and assigns.

Your Committee recommended that M&W2, LLC’s proposal to pay a park assessment of \$5,175 per unit for 35 units be incorporated as a new condition to the proposed Change in Zoning.

Your Committee further considered, and recommended against, including as a condition to the proposed Change in Zoning, M&W2, LLC’s proposal relating to initial offers to owner-occupants.

Your Committee further discussed alternatives to the gated access option, including conducting phased traffic counts to address circulation impacts; installing appropriate traffic-calming devices such as speed tables on West Waiko Road and Old Waikapu Road to discourage increased use of these roads and increase reliance on Kama Street and Pilikana Street; and providing for road-widening improvements to a defined section of Old Waikapu Road bordering the project site. Your Committee recommended that these requirements be incorporated as new conditions to the proposed Change in Zoning to mitigate anticipated impacts from the proposed subdivision on the existing Waikapu community. Your Committee further recommended that the new condition requiring traffic counts replace Condition No. 4, which allowed for access from two cul-de-sac roads and prohibited construction of a through street.

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Your Committee notes that M&W2, LLC has committed to voluntarily contribute \$10,000 each to Wailuku Elementary School, Iao Intermediate School, and Baldwin High School, to mitigate the project's impacts on educational facilities.

The revised proposed Change in Zoning conditions recommended by your Committee are as follows:

1. That M&W2, LLC shall offer 20 percent of the units as affordable housing per guidelines of the Department of Housing and Human Concerns, as follows: 5 percent of the units to families earning up to 100 percent of the U.S. Department of Housing and Urban Development (HUD) median income; 10 percent of the units to families earning up to 120 percent of the HUD median income; and 5 percent of the units to families earning up to 140 percent of the HUD median income.
2. That M&W2, LLC shall participate in required infrastructural improvements for water, sewers, drainage, and roadway/traffic as determined by appropriate County agencies to mitigate impacts resulting from the proposed development.
3. That M&W2, LLC shall conduct current baseline traffic counts on West Waiko Road, Pilikana Street, and Old Waikapu Road, and shall repeat the counts at 50 percent and 75 percent of build out, and within 2 years of full build out to determine the change, if any, in traffic due to the Waiolani Pikake project. Such counts shall be transmitted to the Council for review and consideration.
4. That the road-widening improvements shall only occur along that portion of Old Waikapu Road bordering the subject property.
5. That M&W2, LLC shall install appropriate speed tables or other traffic-calming devices on West Waiko Road and Old Waikapu Road.
6. That M&W2, LLC shall participate in the design and construction of the traffic signal at the intersection of Pilikana Street and Honoapiilani Highway at no cost to the State of Hawaii.
7. That M&W2, LLC shall satisfy the cash equivalent of park assessment by a contribution of \$5,175 per unit for 35 units.

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8. That these conditions shall run with the land, and M&W2, LLC, its successors and assigns, shall be bound and obligated to observe and perform them.

Your Committee voted to recommend passage of the revised proposed Change in Zoning bill and the proposed District Boundary Amendment bill on first reading and filing of the communication.

Your Committee is in receipt of the further revised proposed Change in Zoning bill, approved as to form and legality by the Department of the Corporation Counsel, incorporating your Committee's requested revisions.

Your Committee is also in receipt of an agreement entitled "Unilateral Agreement and Declaration for Conditional Zoning" executed by the attorney-in-fact for M&W2, LLC.

Your Land Use Committee RECOMMENDS the following:

1. That Bill No. _____ (2005), attached hereto, 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", be PASSED ON FIRST READING and be ORDERED TO PRINT;
2. That Bill No. _____ (2005), as revised herein and attached hereto, 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", be PASSED ON FIRST READING and be ORDERED TO PRINT;

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3. That the County Clerk RECORD the “Unilateral Agreement and Declaration for Conditional Zoning”; and
4. That County Communication No. 02-210 be FILED.

Adoption of this report is respectfully requested.

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ROBERT CARROLL **Chair**

DAIN P. KANE **Member**

JOSEPH PONTANILLA **Vice-Chair**

DANNY A. MATEO **Member**

MICHELLE ANDERSON **Member**

MICHAEL J. MOLINA **Member**

G. RIKI HOKAMA **Member**

CHARMAINE TAVARES **Member**

JO ANNE JOHNSON **Member**