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March 14, 2025

MEMO TO: ADEPT-2 File

F R O M: Gabe Johnson, Chair 
Agriculture, Diversification, Environment, and Transportation
Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO
RESOLUTION 25-54, REQUESTING THE CONSERVATION
PLANNING COMMITTEE TO REVIEW AND PROVIDE
RECOMMENDATIONS ON PARCELS IDENTIFIED AS WETLANDS
IN THE MAUI COUNTY WETLANDS MAP (ADEPT-2)**

The attached informational document pertains to Item 2 on the
Committee's agenda.

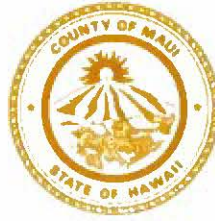
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Attachment

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

May 29, 2024

Honorable Richard T. Bissen Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

 5-30-24
Mayor Date

For Transmittal to:

Honorable Gabe Johnson, Chair
Agriculture, Diversification, Environment, and Public Transportation Committee
200 South High Street
Wailuku, Hawaii 96793
Via: adept.committee@mauicounty.us

Dear Chair Johnson:

SUBJECT: WETLANDS OVERLAY MAP (ADEPT-1(18))

Thank you for your May 16, 2024 letter requesting a response to questions relating to the wetlands overlay map. We offer the following responses to your questions.

1. *Please indicate whether there is a process for a property owner to request to be included or removed from the draft Wetlands Overlay Map. If so, what is it? Please include a list of property owners who have made this request.*

At this time, the overlay map is a draft, and comments may be submitted to mauiwetlandoverlay@harveyecology.com regarding inclusion or exclusion on the map. Attached is a list of property owners who have requested removal. There are currently no requests for inclusion.

2. *Please explain the criteria used to designate a property as a wetland. What type of field work is done at the property to make that designation? Were all properties visited in person?*

As stated in Maui County Code Section 19.47.070 – Mapping, the “boundary of wetlands is determined by the presence of two or more of the three wetland indicators listed in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the

2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Hawai'i and Pacific Islands Region. These indicators are hydrophytic vegetation, the presence of hydric soils, and evidence of hydrology. For flowing systems, the boundary must extend to the ordinary high-water mark, determined using the 2005 U.S. Army Corps of Engineers Regulatory Guidance Letter on the Determination of Ordinary High Water Mark Identification.”

The consultants gathered input first-hand from agencies and organizations working on wetlands. They researched maps and landscape characteristics associated with wetlands, including spatial data and known wetland locations, information on soil, land use, landcover, vegetation, dams and ditches, proximity to dams and ditches, and high-resolution satellite imagery. They continue to meet with community members to gather input.

With over 52,000 parcels in Maui County, it is not possible to visit all properties in person. The consultants have conducted site visits to many locations included on the map, but cannot visit all.

3. *Was an economic impact survey conducted in relation to the draft Wetlands Overlay Map? Please explain.*

No. Maui County Code Chapter 19.47 – Wetlands Overlay District does not include economic impact survey in the criteria for developing the overlay.

4. *What work has been done with the Department of Public Works to acquire land in the drainage area, as indicated in the South Maui Drainage Master Plan?*

The Department of Planning is not aware of Department of Public Works' plans to acquire land.

5. *Please explain whether historical and cultural resources are used to identify wetlands areas, including historic wetlands that may require restoration. Please also share whether any significant sites proposed by the community were excluded and the reason for their exclusion.*

Many community members with ties to cultural and historic resources were included in the outreach process. Based on their input, sites were included. None were excluded. Restoration evaluation was not within the scope of this mapping project.

6. *Please explain why the subdivision drainage infrastructure referenced in the attachment is included within the boundaries of the wetland areas.*

In preparing the draft overlay map, all areas that appeared to meet the criteria were included. This area includes at least two of the three criteria. It is listed on the draft map as a “reservoir or other artificial water body,” not a true wetland.

7. *How will the Wetlands Overlay Map help create the Wetlands Overlay District?*

The draft map shows the wetlands overlay district. Ordinance 5421, effective October 4, 2022, created Chapter 19.47, Wetlands Overlay District, Maui County Code.

8. *Does the Department intend to submit legislation for a change in zoning following the finalization of the Wetlands Overlay Map? If so, what is the anticipated timeline for submitting this legislation?*

Normally, property owners submit requests to change zoning of their properties. At this time, the department has no plans to change zoning for anyone's properties within the Wetlands Overlay District.

9. *Please share a copy of the flyer indicating the Department's meeting dates on the Wetlands Overlay Map.*

Please see attached. The Department also issued a press release on May 17, 2024: <https://tinyurl.com/45uwmxn9>.

Thank you for the opportunity to provide our input. Should you have any questions, please feel free to contact me.

Sincerely,



KATE L. K. BLYSTONE
Planning Director

xc: Ana Lillis, Deputy Director
Jordan Hart, Planning Program Administrator (pdf)
Gregory Pfof, Administrative Planning Officer (pdf)
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Wetlands Overlay Draft Map (ADEPT-1(18))
List of property owners who have requested removal from draft map

Name	Associated Organization/ Property
Amber Nāmaka Whitehead, Ph.D.	Senior Natural Resources Manager, Kamehameha Schools (multiple parcels)
Brad Anderson	Makena Resort land owner, ATC Makena and its ownership affiliates
Brad Anderson	Mākena Golf & Beach Club (multiple parcels)
David Bruce	Property owner - (2) 3-9-046:011
David Goode	Director of Land Development - Ledcor Maui LP (multiple parcels)
David Pyle	Property owner (2) 3-9-002:076 and (2) 3-9-002:158
Doug Van Soest	Property owner - (2) 3-9-046:011
Howie Kihune	Aina Lani Pacific
Jacob le Roux	Property owner of TMK (2) 2-7-013:043 on Peahi Rd
Jay Kerner	Lahaina Cannery Shopping Center and Lahaina Gateway Shopping Center
Jeanelle Miller	Law firm representing the Association of Apartment Owners of Kauhale Makai
Jeff Rebugio	Kaanapali Land Management Corp
Jonathan B. Kindred	Property owner (2) 4-2-008:024 and (2) 4-2-008:023
Jonathan S. Moore	KOBAYASHI, SUGITA & GODA LLP representing property owner of wetland ID Nos. 373 and 609
Karlynn Fukuda	President of Kapalua Golf and Tennis
Leilani Pulmano	VP, Pacific Rim Land Inc. (multiple parcels)
Micah Aiu	In House Counsel, Puunene Industrial Park, LLC
Nainoa Watson	Ikenakea Development LLC
Raymond Cabebe	LEED® AP BD+C (ret.) Senior Planning Advisor for TMKs (2) 3-9-001:007, 162, & 164, (2) 3-9-062:019
Rory Frampton	Land Use and Environmental Planning Consultant (multiple parcels)
Sean O'Keefe	Director, Environmental Affairs Alexander & Baldwin, Inc. (multiple parcels)
Vanessa Vazquez	Cades Schutte LLP representing multiple property owners



Public Meeting

Tuesday, May 28, 2024, 5-7 PM

Per Maui County Code Chapter 19.47 - Wetlands Overlay District, Maui County has prepared a Wetlands Overlay Map as a tool to protect and restore the wetlands and waters in our County. We would like to share this draft map with you and get your feedback.

In-person meeting at the Sphere at Maui Ocean Center 192 Maalaea Road, Wailuku, HI 96798



Register for this free event. Doors open at 4:30 pm

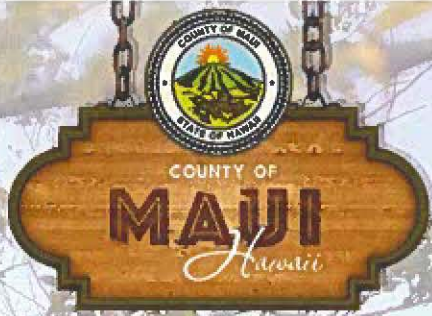
OR

If unable to attend in person, join us virtually:

<https://us06web.zoom.us/j/83928457986?pwd=5cju2hNWQFDSnETpA7mrJsLAWg6nmn.1>

For more information on this effort by the County's Department of Planning, please visit: <https://tinyurl.com/57xkpuj2>





Public Meeting

Thursday, May 23, 2024, 5 -7 PM

Mitchell Pauole Community Center (OHA Room)

90 Ainoa St, Kaunakakai, HI 96748

Per Maui County Code Chapter 19.47 - Wetlands Overlay District, Maui County has prepared a Wetlands Overlay Map as a tool to protect and restore the wetlands and waters in our County. We would like to share this draft of the map with you and seek your feedback.

Doors will open at 4:00pm. The map will be on display from 5-6pm. Presentation and questions from 6-7pm.

We will have laptops, iPads and paper maps to mark-up.

For more information, visit [Wetlands Restoration and Protection Project | Maui County, HI - Official Website](#)