

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII**  
**DEPARTMENT OF TRANSPORTATION | KA 'ŌIHA NA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
DREANALEE K. KALILI  
TAMMY L. LEE  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

IN REPLY REFER TO:

**AIR-EP 24.0072**

June 21, 2024

The Honorable Tamara Paltin, Chair  
Maui County Council  
Disaster, Resilience, International Affairs, and Planning Committee  
200 South High Street  
Wailuku, Hawaii 96793

Dear Councilmember Paltin:

**Subject: Bill 21 (2023), Relating to Conditional Zoning for Emergency Airstrip Operations at Kapalua Airport (JHM)**

Thank you for your letter dated June 4, 2024, regarding Bill 21 (2023) and for sending a draft of the Second Amendment to the Unilateral Agreement and Declaration for Conditional Use at JHM (Second Amendment). The proposed bill will allow the installation of runway lights at JHM which would allow for any future emergency night operations.

The State of Hawaii, Department of Transportation (HDOT), and the Department of the Attorney General have reviewed the draft Second Amendment and agrees to the addition of the seventeenth zoning condition. The HDOT offers additional language for the funding of the installation of runway lights. Please refer to the attached mark-up of the draft Second Amendment which includes proposed revisions to the seventeenth zoning condition.

Once the proposed language has been incorporated, please return the revised draft Second Amendment to the HDOT for our review and approval.

If you have any questions, please contact Ms. Traci Lum, our Airports Planner at (808) 838-8097 or at [traci.h.lum@hawaii.gov](mailto:traci.h.lum@hawaii.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Sniffen", is written over a horizontal line.

EDWIN H. SNIFFEN  
Director of Transportation

Attachment

c: Mr. Marvin Moniz, Maui District Airport Manager

EXHIBIT "B"

LAND COURT

REGULAR SYSTEM

Return by Mail to:

OFFICE OF THE COUNTY CLERK  
County of Maui  
200 South High Street  
Wailuku, Maui, Hawaii 96793

TITLE OF DOCUMENT:

SECOND AMENDMENT TO UNILATERAL AGREEMENT AND  
DECLARATION FOR CONDITIONAL USE

TOTAL NUMBER OF PAGES \_\_\_\_

Affects Tax Map Keys (Maui) 4-3-1:068, :073, :074, and :075

**SECOND AMENDMENT TO UNILATERAL AGREEMENT AND DECLARATION  
FOR CONDITIONAL USE**

THIS AGREEMENT, made on \_\_\_\_\_, 20\_\_, by STATE OF HAWAII, through its DIRECTOR OF TRANSPORTATION, whose place of business is at 869 Punchbowl Street, Honolulu, Hawaii 96813, referred to as "Declarant," and who is the owner of that certain parcel located at Mahinahina, Maui, Hawaii, and identified for real property tax purposes by Tax Map Keys 4-3-1:068, :073, :074, and :075; and formerly known as Tax Map Key 4-1-001:031 (unsubdivided).

WITNESSETH:

WHEREAS, in and under that certain recorded Amendment to Unilateral Agreement and Declaration for Conditional Use, dated October 18, 2000, and recorded in the Bureau of Conveyances of the State of Hawaii as Document 2000-168906, DECLARANT agreed to 16 zoning conditions; and

WHEREAS, DECLARANT now agrees to amend the fourth zoning condition to read as follows:

"4. That the airstrip operations are limited to one half hour after sunrise to 6:30 p.m., unless extended for emergency airstrip operations. "Emergency airstrip operations" are defined as any occasion or instance that warrants action to save lives and protects property and public health."; and

WHEREAS, DECLARANT now agrees to a seventeenth zoning condition, to read as follows:

"17. That installation and use of runway lights at the Kapalua Airport for emergency airstrip operations only are permitted."; and

WHEREAS, DECLARANT agrees that all other zoning conditions established by Ordinances 1535 and 2924 remain in

WHEREAS, DECLARANT amends the Agreement and Declaration for Conditional Use, da  
recorded in the Bureau of Conveyances of the State of Hawaii as Document 2000-168906, to agree to the seventeen zoning conditions listed in Exhibit "1"; and

Proposed revision to add: "The State Department of Transportation shall not be responsible for providing funding for the installation of said runway lights."

IN WITNESS WHEREOF, the undersigned have executed this Declaration the day and year first written above.

DECLARANT:

STATE OF HAWAII

DEPARTMENT OF TRANSPORTATION

By \_\_\_\_\_

Its \_\_\_\_\_

APPROVED AS TO FORM AND  
LEGALITY:

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Deputy Attorney General  
State of Hawaii

APPROVED AS TO FORM AND  
LEGALITY:

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Department of the Corporation Counsel  
County of Maui

pslu:misc:062abill02:pmg

STATE OF \_\_\_\_\_ )  
 )  
 ) SS.  
\_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Stamp or Seal]

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC CERTIFICATION

Doc. Date: \_\_\_\_\_ # Pages: \_\_\_\_\_

Notary Name: \_\_\_\_\_ Judicial Circuit: \_\_\_\_\_

Document Description: \_\_\_\_\_

\_\_\_\_\_

[Stamp or Seal]

\_\_\_\_\_

Notary Signature: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )  
 ) SS.

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Stamp or Seal]

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC CERTIFICATION

Doc. Date: \_\_\_\_\_ # Pages: \_\_\_\_\_

Notary Name: \_\_\_\_\_ Judicial Circuit: \_\_\_\_\_

Document Description: \_\_\_\_\_

\_\_\_\_\_

[Stamp or Seal]

\_\_\_\_\_

Notary Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT "1"

1. That the Council's approval is based on revised plans, as amended December 1985, and identified as Amended Exhibits 1 through 5, and upon all other documentation submitted with the subject application (including, but not limited to the "Petition for District Boundary Amendment for Hawaiian Airlines, Inc."). No material or substantive changes shall be made without the approval of the Maui County Council.
2. That the runway, runway apron and other facilities shall not be expanded, nor shall any portion of the runway safety area be paved or utilized for displaced landing or takeoff thresholds.
3. That the concession area shall be limited to the 5040 square feet designated in the revised plans and shall not contain more than one cocktail lounge, one snack bar, one restaurant and one newsstand.
4. That the airstrip operations are limited to one half hour after sunrise to 6:30 p.m., unless extended for emergency airstrip operations. "Emergency airstrip operations" are defined as any occasion or instance that warrants action to save lives and protects property and public health.
5. That there shall not be more than three car rental booths.
6. That onsite parking or storage of rental cars shall not be allowed.
7. That the Mayor of the County of Maui or his designated representative shall be designated a member of any Users' Committee which may be established to oversee flight scheduling, operations, and management of the facility.
8. That the applicant shall submit and enforce a comprehensive sign program subject to review and approval by the Planning Department. In addition, the applicant shall provide street and highway directional signs as may be required by the State or County.
9. That a final landscape planting plan shall be submitted to the Planning Department for review and approval.
10. That the applicant shall comply with all requirements of the State Department of Transportation, Highways Division.

11. That construction of the project shall be initiated within one year of the final approval of said Change in Zoning.
12. That appropriate measures shall be taken during construction to mitigate the short term impacts of the projects relative to soil erosion from wind and rain, and increased ambient noise levels.
13. That the applicant, its successors and assigns, shall protect, defend, indemnify and hold harmless the County of Maui from and against any loss, liability, claim, or demand arising out of this ordinance.
14. That full compliance with all federal, state and county requirements shall be rendered.
15. That all aircraft operated at the airstrip, including without limitation applicant's aircraft, and aircraft of licensees of applicant, shall have a current "Aircraft Type" or "Airworthiness" certificate or its equivalent issued by the Federal Aviation Administration ("FAA") certifying that such aircraft generates noise levels no greater than the following:


(1) For propeller-driven aircraft of 12,500 pounds or less maximum FAA certificated takeoff weight only: The maximum allowable noise levels for "propeller-driven small airplanes" under Appendix F to Part 36, "Noise Standards: Aircraft Type Airworthiness Certifications," Title 14, Code of Federal Regulations (January 1, 1978), as the same may be amended from time to time, with noise levels measured and corrected as provided in such appendix, but in no event in excess of a noise level of 80dB(A) measured pursuant to said Appendix F; and

(2) For all other aircraft: The "Effective Perceived Noise Levels," as that term is defined in said Part 36, under conditions of "Takeoff," "sideline," and "approach," as those terms are defined in said Part 36, in units of "EPNdB," as that term is defined in said Part 36, measured as provided in said Part 36, as follows:

- (a) for takeoff: 80.5 EPNdB;
- (b) for sideline: 84 EPNdB; and
- (c) for approach: 91.6 EPNdB.



16. That if, and only to the extent such changes to the intersection of Lower Honoapiilani Road and Akahele Street are required to be made as a result of applicant's airstrip operations, applicant will participate with the County of Maui in (a) the signalization of the intersection and (b) the design and planning of any required street widening of Akahele Street within 100 feet of the intersection.
17. That installation and use of runway lights at Kapalua Airport are permitted for emergency airstrip operations only.



Proposed revision to add: "The State Department of Transportation shall not be responsible for providing funding for the installation of said runway lights."

## DRIP Committee

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**From:** Kobayashi, Jennie YM <jennie.ym.kobayashi@hawaii.gov>  
**Sent:** Friday, June 21, 2024 9:52 AM  
**To:** Tamara A. Paltin; DRIP Committee  
**Cc:** Moniz, Marvin A; Fuchigami, Ford; Marushige, Lynette H; Otaguro, Curt T; Yamaguchi, Angela H; Lum, Traci H; Severn, Raymond S  
**Subject:** Bill 21 (2023), Relating to Conditional Zoning for Emergency Airstrip Operations and Kapalua Airport  
**Attachments:** AIR-EP 24.0072 Bill 21 (2023), Relating to Conditional Zoning for Emergency Airstrip Operations at JHM.pdf

Some people who received this message don't often get email from jennie.ym.kobayashi@hawaii.gov. [Learn why this is important](#)

Dear Councilmember Paltin,

Please see attached response letter from the State of Hawaii, Department of Transportation for the subject above. If you have any questions, please contact Ms. Traci Lum, our Airports Planner at (808) 838-8097 or via email at [traci.h.lum@hawaii.gov](mailto:traci.h.lum@hawaii.gov).

Thank you,

*Jennie Kobayashi*

Secretary

Department of Transportation - Airports

Engineering Branch, Planning Section (AIR-EP)

Phone: (808) 838-8815