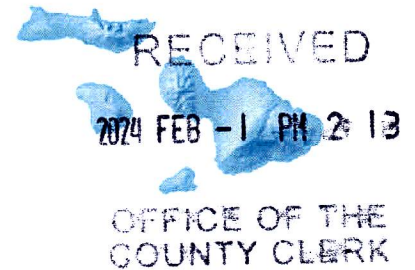
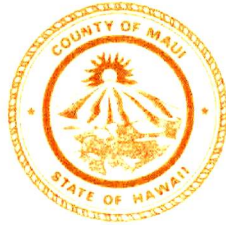


RICHARD T. BISSEN, JR.
Mayor

KATE L.K. BLYSTONE
Acting Director

GARRETT E. SMITH
Deputy Director



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

January 29, 2024

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

APPROVED FOR TRANSMITTAL

Richard T. Bissen, Jr. 2-1-24
Mayor Date

For Transmittal to:

Honorable Alice L. Lee, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Lee and Members:

SUBJECT: DISTRICT BOUNDARY AMENDMENT (DBA) FOR HALE MAHAOLU KE KAHUA PROJECT PROCESSED AS A CHAPTER 2.97 APPLICATION (ZPA2023-00002)

The Department of Planning (Department) is transmitting for your review and action the proposed DBA, summarized as follows:

PROPOSAL	
Action	DBA
Applicant	Ms. Kate L.K. Blystone, Acting Planning Director on Behalf of Waiehu Housing, LP
Owner	Maui Economic Opportunity Inc.
Tax Map Key	(2) 3-3-001:106 (Por.)
Address	Corner of Kahekili Highway and Waiehu Beach Road, Waiehu, Island of Maui, Hawaii
Area	Approximately 9.798 acres of a 11.476 acre property

Honorable Richard T. Bissen Jr., Mayor
 For Transmittal to:
 Honorable Alice L. Lee, Chair
 January 29, 2024
 Page 2

PROPOSAL	
Current Land Use Designations	State: Urban/Agricultural District Maui Island Plan: Urban Growth Boundary/Outside Protected Areas Wailuku-Kahului Community Plan: Wailuku-Kahului Project District 2 (Piihana)/Agriculture Title 19, Zoning: Interim/Agricultural District Other: Outside of the Special Management Area
Brief Description	Waiehu Housing, LP is proposing the Hale Mahaolu Ke Kahua Project on approximately 11.476 acres of land in Waiehu, located at the corner of Kahekili Highway and Waiehu Beach Road. The project proposed is a 100 percent affordable housing community consisting of 120 multi-family units in 13 two-story buildings, a 3,477 square foot non-profit building, a 3,231 square foot clubhouse, parking, landscaping and related improvements. A District Boundary Amendment for approximately 9.798 acres from 'Agricultural' to 'Urban' is proposed, for land use and zoning consistency.
Public Hearing	Held by Maui Planning Commission (Commission) on October 24, 2023 at the Maui County Service Center in Kahului, Maui, Hawaii.
Testimony	Nine people provided oral testimony in opposition to the project and three people testified in support of the project at the October 24, 2023 Maui Planning Commission meeting. As of January 29, 2024, the Department has received one letter of protest or support.
Recommendation	The Commission recommended approval of the DBA.

The Commission reviewed the subject proposal at its October 24, 2023, public meeting and recommended approval of the DBA with two conditions to the Maui County Council (Council):

1. The Applicant shall work in concert with the State Department of Transportation to inspect the existing drainage culvert for blockage and request that they clear it.
2. That the Ginger, Heliconia, Fern tree, Tropha, Golden Glory, and the Singapore Plumeria shall be replaced with natives, fruit trees, or non-invasive lei plants. The Koai'a shall be substituted for the fern tree.

As Council approval is required, the Department respectfully transmits the subject application to the Council for consideration. Accordingly, attached for your review are the following documents:

1. Proposed bill entitled, "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII, TAX MAP KEY (2) 3-3-001:106;"

Honorable Richard T. Bissen Jr., Mayor
For Transmittal to:
Honorable Alice L. Lee, Chair
January 29, 2024
Page 3

2. Department of Planning Report and Recommendation, including agency comments and exhibits, to the Commission dated October 24, 2023;
3. Adopted Minutes of the October 24, 2023, Commission meeting; and
4. Letter dated November 9, 2023, regarding Maui Planning Commission's "Recommendation of Approval of a District Boundary Amendment (DBA) from 'Agricultural' to 'Urban' for the Hale Mahaolu Ke Kahua Affordable Housing Community Located on Approximately 11.476 Acres of Land in Waiehu, Maui, Hawaii; TMK (2) 3-3-001:106 (Por.) (ZPA2023-00002).

Thank you for your attention to this matter. Should you have any questions, please feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,



KATE L.K. BLYSTONE
Acting Planning Director

Attachments: Proposed Bill
Department Staff Report and Recommendation
Maui Planning Commission Meeting Minutes dated October 24, 2023
Maui Planning Commission Recommendation letter dated November 9, 2023

xc: Maui Planning Commission Members (PDF)
Danny A. Dias, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Acting Land Use Planning Supervisor (PDF)
Tara K. Furukawa, Staff Planner (PDF)

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