

orig. v

TIG report pages 110-127

Referral #7

County-Owned Land

submitted by Autumn Ness 2-14-19 EDB-173

RECEIVED AT EDB MEETING ON FEB 14 2019



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Owner and Parcel Information

Owner Name	COUNTY OF MAUI Fee Owner	Today's Date	September 26, 2016
Mailing Address		Parcel Number	210081130000
Location Address	0 KILOHANA DR	Parcel Map	Show Parcel Map
Neighborhood Code	2185-6	Land Area	1.038 Acres
Legal Information	LOT 14B MAP 41 LCAPPL 1804 1.038 AC SUBJ/ES	Parcel Note	

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Assessment Information [Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2016	CONSERVATION	\$ 1,085,200	\$ 0	\$ 1,085,200	\$ 0	\$ 1,085,200	\$ 1,085,200	\$ 0

Current Tax Bill Information [2016 Tax Payments](#) [Show Historical Taxes](#)

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									

Improvement Information

No improvement information available for this parcel.

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
No accessory information associated with this parcel.					

Sales Information

Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
12/05/2000	\$ 0		Fee conveyance		Deed	01/18/2002	2771173	601654
06/09/1994	\$ 0	0000000000						

Permit Information



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Owner and Parcel Information

Owner Name	COUNTY OF MAUI Fee Owner	Today's Date	September 26, 2016
Mailing Address		Parcel Number	210080460000
Location Address	0 KILOHANA DR	Parcel Map	Show Parcel Map
Neighborhood Code	1100-1	Land Area	1.562 Acres
Legal Information	LOT 1A1 MAP 41 LCAPPL 1804 1.562 AC SUBJ/ES	Parcel Note	

[Generate Owner List By Radius](#)

Assessment Information [Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2016	RESIDENTIAL	\$ 200	\$ 0	\$ 200	\$ 0	\$ 200	\$ 200	\$ 0

Current Tax Bill Information [2016 Tax Payments](#) [Show Historical Taxes](#)

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									

Improvement Information

No improvement information available for this parcel.

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
No accessory information associated with this parcel.					

Sales Information

Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
12/05/2000	\$ 0		Fee conveyance		Deed	01/18/2002	2771173	601654
02/10/1989	\$ 98,641,000	8900018846	Fee conveyance			02/10/1989	1612904	325213

Permit Information



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Owner and Parcel Information

Owner Name	COUNTY OF MAUI Fee Owner	Today's Date	September 23, 2016
Mailing Address		Parcel Number	390380260000
Location Address	300 KILOHANA DR	Parcel Map	Show Parcel Map
Neighborhood Code	3925-8	Land Area	3.152 Acres
Legal Information	LOT 23-A-2 "HALE KILOHANA CONSOLIDATION" POR OF GR 548	Parcel Note	

[Generate Owner List By Radius](#)

Assessment Information [Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2016	RESIDENTIAL	\$ 569,600	\$ 0	\$ 569,600	\$ 0	\$ 569,600	\$ 569,600	\$ 0

Current Tax Bill Information [2016 Tax Payments](#) [Show Historical Taxes](#)

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									

Improvement Information

No improvement information available for this parcel.

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
No accessory information associated with this parcel.					

Sales Information

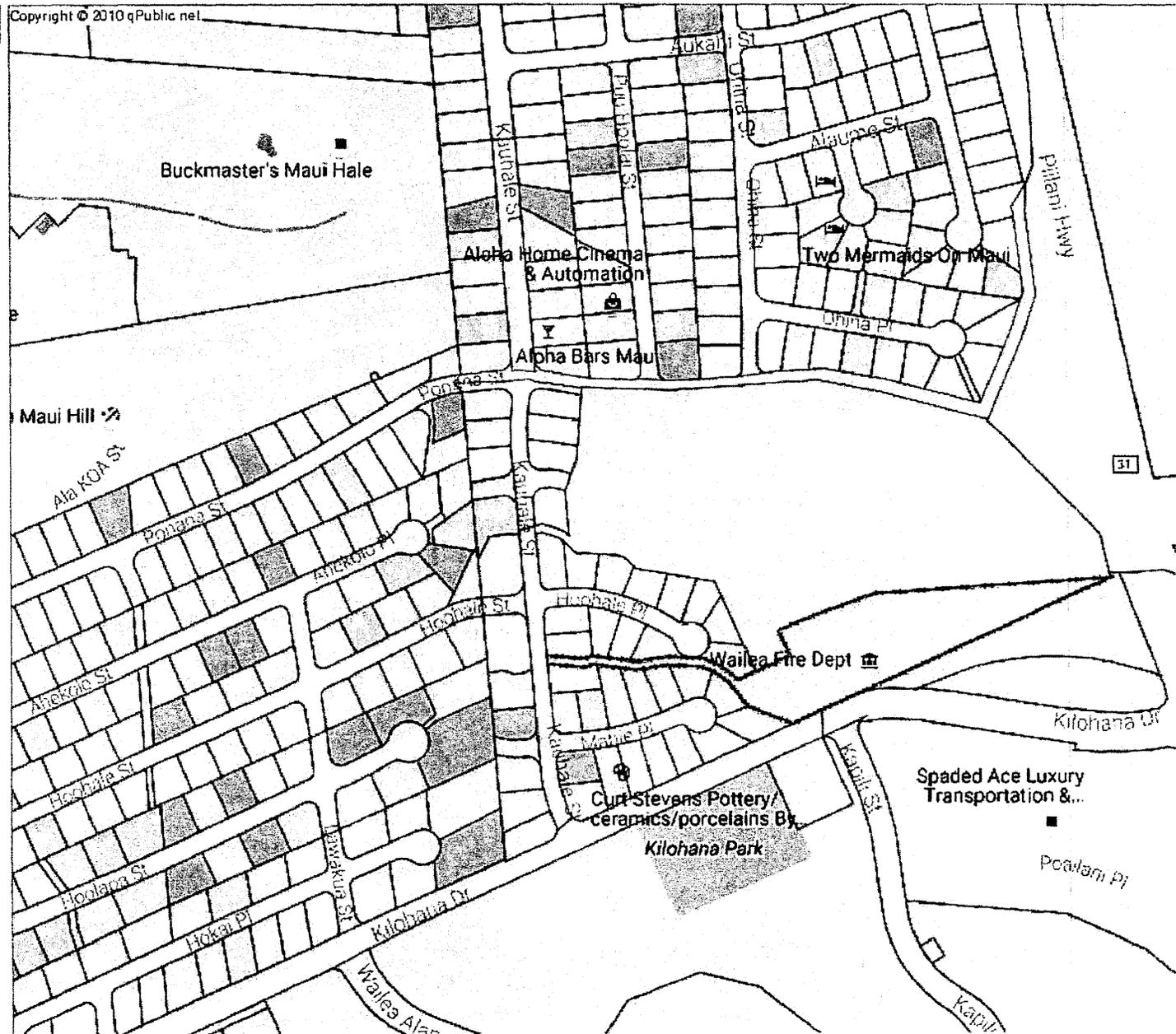
Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
12/05/2000	\$ 0	02-010669	Fee conveyance		Deed	01/22/2002		
02/10/1989	\$ 98,641,000	8900018846	Fee conveyance			02/10/1989	1612904	325213

Permit Information

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Controls

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Owner and Parcel Information			
Owner Name	STATE OF HAWAII Fee Owner COUNTY OF MAUI Leasee Show All Owners and Addresses	Today's Date	August 5, 2016
Mailing Address		Parcel Number	440011060000
Location Address	0 HONOAPIILANI HWY	Parcel Map	Show Parcel Map
Neighborhood Code	4411-2	Land Area	4.02 Acres
Legal Information		Parcel Note	
Generate Owner List By Radius			

Assessment Information Show Historical Assessments								
Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2016	APARTMENT	\$ 924,600	\$ 0	\$ 924,600	\$ 0	\$ 924,600	\$ 924,600	\$ 0

Current Tax Bill Information 2016 Tax Payments Show Historical Taxes										
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due	
No Tax Information available on this parcel.										

Improvement Information	
No improvement information available for this parcel.	

Accessory Information					
Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
No accessory information associated with this parcel.					

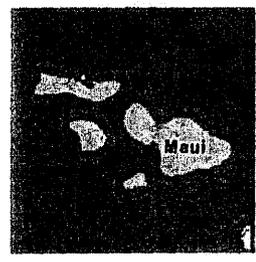
Sales Information								
Sale Date	Price	Instrument #	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
05/14/2012	\$ 0	A45380493	Lease		Cancellation lease or subs	06/04/2012		
09/04/2009	\$ 58,400	09-179091	Lease		Lease	11/03/2009		
01/20/2004	\$ 0		Lease		Executive order	11/23/2009		
02/28/2003	\$ 0		Dept of Land & Natural Resources		Cancellation revocable Permit	02/28/2003		
05/01/2001	\$ 0		Dept of Land & Natural Resources		Revocable Permit	05/01/2001		
12/14/1995	\$ 0	0000000000				12/31/1995		
02/26/1988	\$ 0	0000000000						
10/01/1987	\$ 316,666		Lease	Valid				
05/26/1987	\$ 316,666	8700086704	Lease			06/15/1987		

Permit Information			
Date	Permit Number	Reason	Permit Amount
No permit information associated with this parcel.			

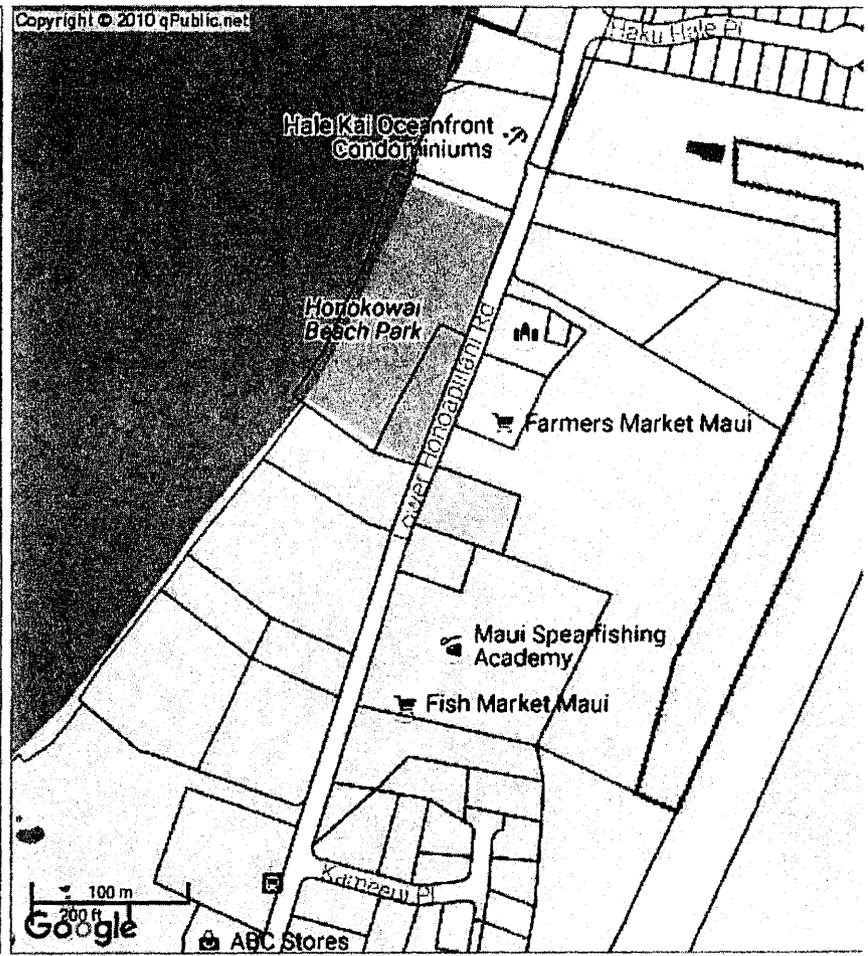
Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Maui Home
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The Maui County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: July 30, 2016

- Controls**
- Available Layers
- Parcels
 - Yearly Sales
 - Parcel Numbers
 - Roads
 - Tsunami Evacuation Zones
 - Flood Hazard Areas
 - State Land Use Districts
 - Special Management Area
 - Streets (Google)
 - Satellite (Google)
 - Hybrid (Google)
 - Physical (Google)
 - qPublic BaseMap



Show Scale



Maui County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided. Information may change before the next certified taxroll.

Resolution

No. 04-146

ACCEPTING DEDICATION OF REAL PROPERTY SITUATE AT
HONOKOWAI, LAHAINA, MAUI, HAWAII, FROM THE STATE OF
HAWAII PURSUANT TO SECTION 3.44.015, MAUI COUNTY CODE

WHEREAS, the State of Hawaii (hereinafter "State") is the owner of that certain parcel of real property situate at Honokowai, Lahaina, Maui, Hawaii, area of 4.02 acres, more particularly identified as TMK (2)4-4-001:106 (hereinafter "the Property"); and

WHEREAS, on January 20, 2004, the Honorable Linda Lingle, Governor of the State of Hawaii, by authority of Section 171-11, Hawaii Revised Statutes, set aside the Property to the County of Maui by Executive Order No. 4033, for the public purposes of affordable housing and an emergency evacuation route, a true and correct copy of said Executive Order No. 4033 being attached hereto as Exhibit "1"; and

WHEREAS, the County of Maui desires to accept dedication of the Property and take over the management and control of the Property, all in accordance with Section 171-11, Hawaii Revised Statutes; and

WHEREAS, pursuant to Maui County Code Section 3.44.015(C), the County Council may accept gifts or donations of real property or any interest in real property by the passage of a resolution approved by a majority of its members; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

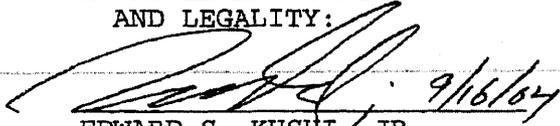
1. That it hereby accepts the Property as described in Exhibit "1", pursuant to Section 3.44.015(C), Maui County Code; and

2. That it does hereby authorize the Mayor of the County of Maui to execute all necessary documents in connection with the acceptance of said dedication; and

Resolution No. 04-146

3. That certified copies of this Resolution be transmitted to the Mayor of the County of Maui, the Director of Housing and Human Concerns, the Director of Parks and Recreation, the Director of Finance, the Director of Planning, the Director of Public Works and Environmental Management, and the State.

APPROVED AS TO FORM
AND LEGALITY:



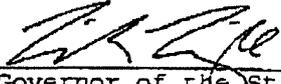
EDWARD S. KUSHI, JR.
Deputy Corporation Counsel
County of Maui

FOR AFFORDABLE HOUSING AND EMERGENCY EVACUATION ROUTE, to be under the control and management of the County of Maui, being that parcel of land situate at Honokowai, Lahaina, Maui, Hawaii, and identified as "Portions of the Government (Crown) Land of Honokowai and Portion of Royal Patent 4206, Land Commission Award 3852, Apana 1 to Pokole," containing an area of 4.02 acres, more particularly described in Exhibit "A" and delineated on Exhibit "B," both of which are attached hereto and made parts hereof, said exhibits being respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, both being designated C.S.F. No. 20,552 and dated May 5, 1987.

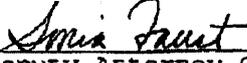
SUBJECT, HOWEVER, to the condition that upon cancellation of this executive order or in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one (1) year, or for any reason whatsoever, the County of Maui shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land and Natural Resources, State of Hawaii.

SUBJECT, FURTHER, to disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed. Done at the Capitol at Honolulu this 10th day of January, 2004


Governor of the State of Hawaii

APPROVED AS TO FORM:


Deputy Attorney General

Dated: December 29, 2003

STATE OF HAWAII

Office of the Lieutenant Governor

THIS IS TO CERTIFY That the within is a true copy of Executive Order No. 4033 setting aside land for public purposes, the original of which is on file in this office.

IN TESTIMONY WHEREOF, the Lieutenant Governor of the State of Hawaii, has hereunto subscribed his name and caused the Great Seal of the State to be affixed.



DONE in Honolulu, this 21st day of

January, A.D. 2004



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES

HONOLULU

May 6, 1967

C.S.F. No. 20,552

PORTIONS OF THE GOVERNMENT (CROWN) LAND OF HONOKOWAI
AND PORTION OF
ROYAL PATENT 4206, LAND COMMISSION AWARD 3852, APANA 1 TO POKOLE

Honokowai, Lahaina, Maui, Hawaii

Comprising the following:

1. Portions of the Government (Crown) Land of Honokowai.
2. Portion of Royal Patent 4206, Land Commission Award 3852, Apana 1 to Pokole conveyed to the State of Hawaii by Pioneer Mill Company, Ltd. by deed dated January 16, 1973 and recorded in Liber 9767, Pages 367 to 373 (Land Office Deed S-26183).

Beginning at the south corner of this parcel of land and on the westerly side of Honoapiilani Highway, Federal Aid Project No.

RF-030-1(S), the coordinates of said point of beginning referred to Government Survey Triangulation Station *MAMINI* being 8352.40 feet north and 12,169.52 feet West, thence running by azimuths measured clockwise

from True South:-

- | | |
|-----------------|--|
| 1. 114° 08' | 57.21 feet along the remainder of the Government (Crown) Land of Honokowai; |
| 2. 196° 37' | 284.46 feet along R.P. 635, L.C.Aw. 4923, Ap. 1 to Kalua; |
| 3. 205° 24' | 181.20 feet along R.P. 4205, L.C.Aw. 4254, Ap. 1 to Kaunahua; |
| 4. 205° 25' | 240.02 feet along R.P. 4205, L.C.Aw. 4254, Ap. 1 to Kaunahua; |
| 5. 204° 31' | 330.83 feet along R.P. 4564, L.C.Aw. 4260, Ap. 6 to Kaluaika; |
| 6. 178° 59' 30" | 151.76 feet along R.P. 2153, L.C.Aw. 3927, Ap. 2 to Nakohehua; |
| 7. 180° 42' | 65.68 feet along R.P. 2153, L.C.Aw. 3927, Ap. 2 to Nakohehua and R.P. 7491, L.C.Aw. 3932, Ap. 3 to Nalopo; |

-1-

EXHIBIT "A"

Case No. 20,552

May 6, 1967

- 8. 101° 42' 210.53 feet along R.P. 7491, L.C.Aw. 3912, Ap. 3 to Halepo;
- 9. 182° 03' 81.42 feet along R.P. 4581, L.C.Aw. 3930, Ap. 2 to Mauele;
- 10. 281° 42' 400.21 feet along R.P. 425, L.C.Aw. 75 to Charles Cockett;
- 11. Thence along the westerly side of Honoapiilani Highway, F.A.P. No. RF-030-1(5) on a curve to the right with a radius of 5935.00 feet, the chord azimuth and distance being: 15° 37' 53" 10.82 feet;
- 12. 22° 10' 46" 148.94 feet along the westerly side of Honoapiilani Highway, F.A.P. No. RF-030-1(5);
- 13. 25° 18' 20" 198.49 feet along the westerly side of Honoapiilani Highway, F.A.P. No. RF-030-1(5);
- 14. 9° 54' 42" 200.16 feet along the westerly side of Honoapiilani Highway, F.A.P. No. RF-030-1(5);
- 15. Thence along the westerly side of Honoapiilani Highway, F.A.P. No. RF-030-1(5), on a curve to the right with a radius of 5930.00 feet, the chord azimuth and distance being: 27° 28' 19.5" 524.83 feet;
- 16. 26° 00' 30" 272.59 feet along the westerly side of Honoapiilani Highway, F.A.P. No. RF-030-1(5), to the point of beginning and containing an AREA OF 4.02 ACRES.

Vehicle access into and from Honoapiilani Highway shall not be permitted over and across Courses 11 to 16, inclusive, of the above-described parcel of land.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: Joseph M. Matsuno
Joseph M. Matsuno
Land Surveyor

pt

Compiled from data furnished by
W. S. Unasori Engineering,
Inc. and Govt. Survey
Records.

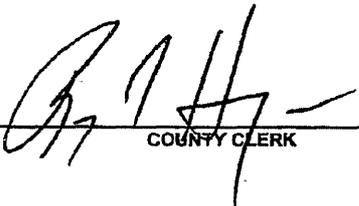
COUNCIL OF THE COUNTY OF MAUI

WAILUKU, HAWAII 96793

CERTIFICATION OF ADOPTION

It is HEREBY CERTIFIED that RESOLUTION NO. 04-146 was adopted by the Council of the County of Maui, State of Hawaii, on the 5th day of October, 2004, by the following vote:

MEMBERS	Dain P. KANE Chair	Robert CARROLL Vice-Chair	G. RIKI HOKAMA	Jo Anne JOHNSON	Dennis A. MATEO	Michael J. MOLINA	Wayne K. NISHIKI	Joseph PONTANILLA	Charmaine TAVARES
ROLL CALL	Aye	Aye	Aye	Aye	Aye	Aye	Excused	Aye	Excused



COUNTY CLERK

(5) **Consider sale of County-owned properties at Maui Lani Fairways and Sand Hill Estates Subdivision.** Use money from the sale of these projects to develop affordable housing. Alternatively, investigate the possibility of developing these lots for affordable housing.

Recommended Actions:

1. Investigate carrying costs of these properties, including interest paid and lost (opportunity costs), maintenance, homeowner association dues, and utilities.
2. Investigate the process for disposal of real property. Research whether the Council has the authority to initiate the sale of these properties, or if legislation is required to allow the Council to do so.

(6) **Propose an amendment to Maui County Code Section 3.35.010(B) to require a larger percentage (4 percent) of real property taxes be set aside in the affordable housing fund.** The Charter sets forth a minimum amount of 2 percent of net real property taxes be paid into the affordable housing fund, but sets no maximum amount for the fund. A recurrent theme during the TIG's investigation is that there is not enough money available to adequately address the need for affordable housing in the County. Setting aside a greater share of real property taxes would accomplish the goal of making more funds available. The Council may wish to consider including a sunset clause in legislation that gives effect to this increase.

(7) **Investigate building affordable homes or rentals on County-owned properties in West and South Maui.**

Summary: TIG members have identified two County-owned properties that are suitable to build affordable homes or rentals:

Property #1: A 4.02-acre lot in Honokowai is managed by the County under a 2004 Executive Order from the State of Hawaii "for affordable housing and emergency evacuation route" (tax map key (2) 4-4-001:106).

Note: The Executive Order states that "in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one year, or for any reason whatsoever, the County of Maui shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land

and Natural Resources, State of Hawaii." Swift action to use this parcel for the building of affordable homes or rentals is recommended by the TIG members.

Property #2: Three parcels on Kilohana Drive in Kihei are owned by the County. The total land area is 5.75 acres, minus the area now occupied by the fire station. The land was originally planned for use as a police station; however, this plan has been abandoned with the construction of the new Kihei Police Station. The land therefore is available for use as an affordable housing site (tax map keys (2) 2-1-008:113, (2) 2-1-008:046, and (2) 3-9-038:026).

Resources attached:

1. Tax map key information for three Kilohana parcels in Kihei.
2. Tax map key information for Honokowai parcel.
3. Resolution Accepting Dedication of Real Property Situate at Honokowai, Lahaina, Maui, Hawaii, from the State of Hawaii Pursuant to Section 3.44.015, Maui County Code.

(8) Amend Chapter 19.30A of the Maui County Code to decrease the minimum lot size for farm labor dwellings on agricultural land.

Summary: Maui County Code Chapter 19.30A currently allows for: two farm dwellings per lot, one of which shall not exceed one thousand square feet of developable area; and one farm labor dwelling per five acres of lot area if certain conditions are satisfied. Per feedback received, the agricultural community recommends amending the agricultural zoning code to allow for one farm labor dwelling per two acres of land, so long as the farm labor dwelling is limited in developable area to 650-800 square feet.

Recommended Action:

1. Discuss item in committee. Encourage farmers and residents on agricultural property to discuss benefits and impacts.