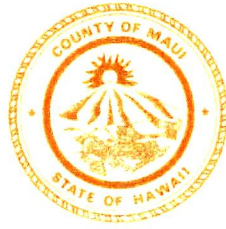


RICHARD T. BISSEN, JR.
Mayor

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 31, 2024

RECEIVED
2024 FEB -1 PM 2:13
OFFICE OF THE
COUNTY CLERK

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

APPROVED FOR TRANSMITTAL

Richard T. Bissen, Jr.
Mayor
2-1-24
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) AND CHANGE OF ZONING (COZ) FOR THE PROPOSED OHUKAI LIGHT INDUSTRIAL PARK AT 454 OHUKAI ROAD, KIHAI, MAUI, HAWAII (ZPA2022-00002)

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

PROPOSAL	
Action	DBA and COZ
Applicant	Christopher and Candice Hayes
Owner	Same as Applicants
Tax Map Key	(2) 3-9-001:034
Address	454 Ohukai Road, Kihei, Island of Maui, Hawaii
Area	Approximately 14.626 acres of a 28.7-acre property
Current Land Use Designations	State: Agricultural District Maui Island Plan: Urban Growth Boundary/Outside Protected Areas Kihei-Makena Community Plan: Light Industrial District Title 19, Zoning: Rural District Other: Outside of the Special Management Area

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PROPOSAL	
Brief Description	Christopher and Candice Hayes are proposing the Ohukai Light Industrial Subdivision, which will consist of 21 light industrial lots with related improvements on approximately 14.626 acres of a 28.7-acre property in Kihei, Maui, Hawaii. The lots will be leased as storage base yards to store and secure materials and equipment. The lots will vary in size from approximately 0.440 acres to 1.130 acres, and each will be fenced for security purposes. For land use and zoning consistency, a DBA is proposed from ‘Agricultural’ to ‘Urban’ and a COZ from ‘Rural to ‘M-1 Light Industrial.’
Public Hearing	Held by Maui Planning Commission (Commission) on June 13, 2023 at the Planning Conference Room at the Kalana Pakui Building in Wailuku, Maui, Hawaii.
Testimony	Ten people provided oral testimony in support of the project and two provided oral testimony in opposition to the project at the Commission meeting. As of January 29, 2024, the Department had received two letters of support for the project and 164 signatures from Kihei residents not opposed to the project. No letters of opposition were received.
Recommendation	The Commission recommended approval of the DBA and COZ.

The Commission reviewed the subject proposal at its June 13, 2023, public meeting and recommended approval of the DBA. The Commission also recommended approval of the COZ with the following conditions to the Maui County Council (Council):

1. The Applicant shall provide a left-turn lane and median refuge lane at Ohukai Road and Huku Lii Place, as approved by the Department of Public Works (DPW).
2. The Applicant shall post signs restricting the use of engine brakes.
3. A sidewalk shall be installed along Ohukai Road, fronting the project area, consistent with other commercial properties in the area.
4. Best Management Practices shall be developed by the project engineer and the Applicant, and incorporated into the lease documents, including the use of filter fabric when washing and maintaining boats and vehicles to capture hazardous material and toxic waste from entering the soil.
5. A lease document shall be provided to Council prior to their approval.
6. There shall be a 20-foot landscaping buffer with trees along Ohukai Road to provide a visual screen to minimize dirt and noise. A solid four-foot wall will be installed 20 feet from the front property line for noise mitigation.

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7. The Applicant shall work with DPW to determine if the proposed use and types of vehicles traversing in/out would trigger the need for additional traffic improvements along Ohukai Road for pedestrian and bicyclist safety.
8. Any use permitted in a B-1, B-2, or B-3 business district except single family dwellings, duplexes, bungalow courts, short-term rental homes, and transient vacation rentals shall not be allowed. The Applicant shall allow for 'M-1 Light Industrial' uses as follows:

Animal kennels
Education, specialized
General food, fruit and vegetable processing and manufacturing plants
Light and heavy equipment and product display rooms, storage and service
Machine shop or other metal working shop
Plumbing shops
Production facility, multimedia
Radio transmitting and television stations; provided, that towers are of the self-sustaining type without guys
Retail lumber yard including mill and sash work – Mill and sash work shall be conducted within a completely enclosed building
Small boat building
Tire repair operation including recapping and retreading
Utility facilities, minor, and substations up to, and including, 69 kv transmission
Warehouse, storage and loft buildings
Wholesale business, storage buildings, nonexplosive goods and warehouses

Any use not listed above shall not be allowed on the property.
9. The Applicant shall incorporate native trees to the extent possible into the landscape buffer, and include 'Ilima because that was what was previously grown onsite

As Council approval is required, the Department respectfully transmits the subject application for review. Accordingly, attached 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 KIHAI, MAUI, HAWAII TAX MAP KEY (2) 3-9-001:034;"

"A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM RURAL TO M-1 LIGHT INDUSTRIAL (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT KIHAI, MAUI, HAWAII TAX MAP KEY (2) 3-9-001:034"

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2. Letter dated August 29, 2023, regarding Maui Planning Commission's "Recommendation of Approval of a District Boundary Amendment (DBA) from 'Agricultural' to 'Urban' and a Change of Zoning (COZ) from 'Rural' to 'M-1 Light Industrial' for the Proposed Ohukai Light Industrial Park, to be Located on Approximately 14.626 Acres of Land in Kihei, Maui, Hawaii; TMK: (2) 3-9-001:034 (Por.) (ZPA2022-00002).
3. Department of Planning Report and Recommendation, including agency comments and exhibits, to the Commission dated June 13, 2023;
4. Adopted Minutes of the June 13, 2023, Commission meeting;
5. Zoning Plan Amendment Application for District Boundary Amendment and Change of Zoning (ZPA2022-00002).

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

Sincerely,



KATE L. K. BLYSTONE
Acting Planning Director

Attachments: Proposed Bill

Maui Planning Commission Letter dated August 29, 2023
Department Staff Report and Recommendation
Maui Planning Commission Meeting Minutes dated June 13, 2023
Zoning Plan Amendment Application

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

KLKB:TKF:lp

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DEPARTMENT COVER SHEET FOR DOCUMENTS TO MAYOR

CONTACT PERSON: Kate L.K. Blystone, Planning Director '24 550-1 19:43 DATE: January 31, 2024

DEPARTMENT: Planning

SUBJECT/BRIEF DESCRIPTION: For Mayor's Signature and transmitting to Council

DATE ACTION REQUIRED BY: ASAP

ACTION REQUIRED BY MAYOR:

☒ SIGNATURE ☐ NOTARY ☐ APPROVAL ☐ REVIEW/COMMENT ☒ OTHER

REASONS FOR REQUESTED ACTION:

Transmittal to Council

MAYOR'S OFFICE – WHEN COMPLETED, RETURN:

☐ BACK TO THE DEPARTMENT ☒ OTHER Please transmit to Council with a copy back to Planning.