

MIKI BASIN INDUSTRIAL PARK

CHANGE IN ZONING (BILL NO. 27 (2024))

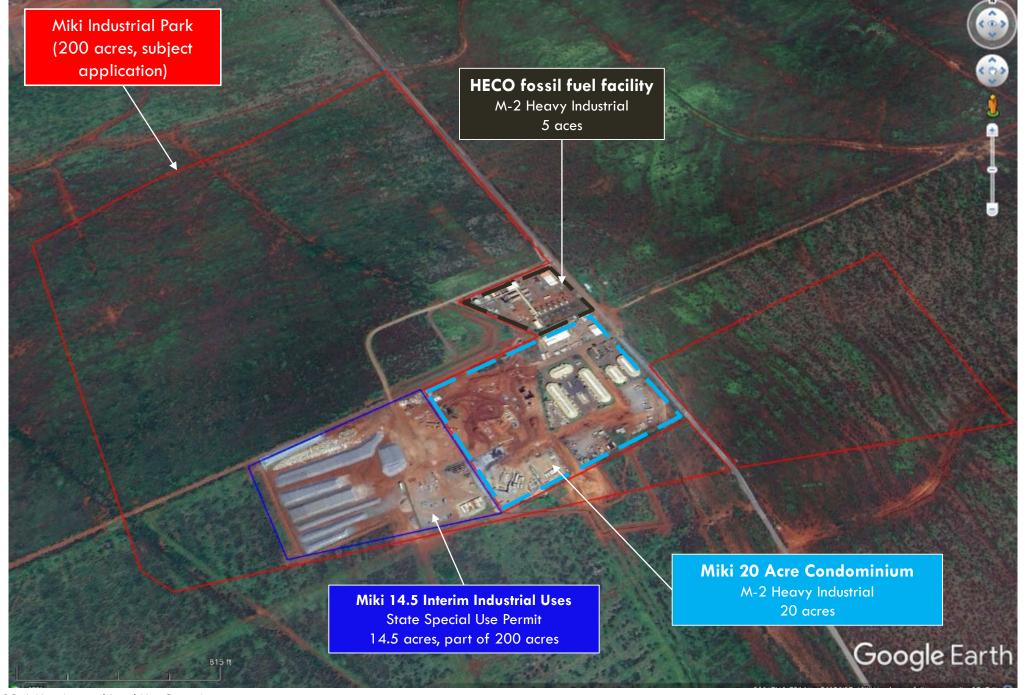
MAUI COUNTY COUNCIL HOUSING AND LAND USE COMMITTEE



MARCH 13, 2024,9:00 AM









BRIEF PROCEDURAL HISTORY

Q3 2023

LPC recommends
approval for Change in
Zoning and approves
County Special Use Permit
(August 2023)

Q4 2019

Draft Environmental Assessment (EA) published in the Environmental Notice for public comment (November 2019)

Q4 2021

 Lāna'i Planning Commission (LPC) Meeting to receive comments on Second Draft EA (December 2021)

Q1 2022

 LPC approves State Land Use Special Permit (SUP2) for interim industrial uses for Miki 14.5 acres within Miki 200 Project Area (March 2022)

Q4 2022 - Q1 2023

2023

 LUC holds public hearings on District Boundary Amendment (DBA) Petition (November 2022 and February 2023)

2019 2021

O2 2022

 Petition to LUC filed to amend the agriculture land use district boundary into the urban land use district boundary for the Miki 200 acre Project (June 2022)

Q1 2024

2024

 Change of Zoning Bill 27 (2024) Housing and Land Use Committee Hearing (March 13, 2024)

Q4 2021

 Second Draft EA submitted to the Land Use Commission (LUC) with a request for a FONSI determination with additional details and updated technical studies (November 2021)

Q1 2022

State of Hawai'i, Land Use Commission (LUC) holds a public hearing and issues a Finding of No Significant Impact (FONSI) for the project. (February 2022)

Q1 2023

LUC approves DBA Decision & Order subject to 21 conditions (March 2022)

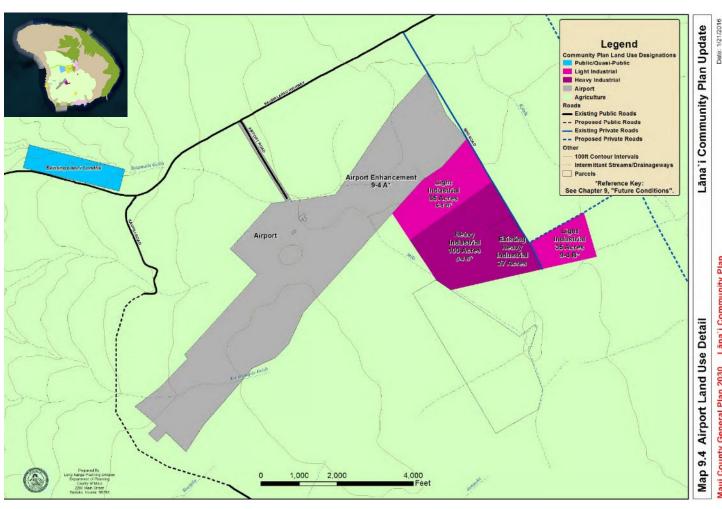
We are here today



WE RESPECTFULLY REQUEST YOUR **APPROVAL** OF BILL 27 (2024)

REZONING 200 ACRES FROM AGRICULTURE & INTERIM TO 100 ACRES M-1 AND 100 ACRES M-2 LIGHT AND HEAVY INDUSTRIAL

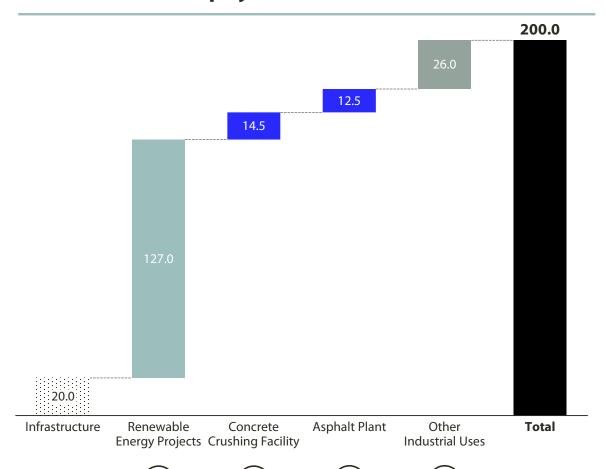
Lāna'i Community Plan Map 9.4 (2016)

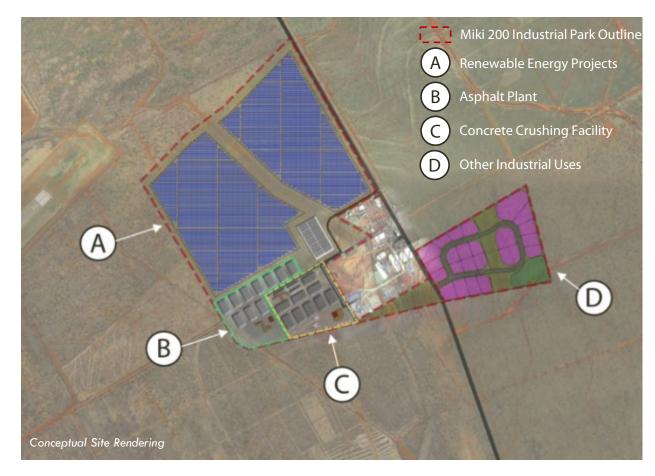


- We are implementing the Lāna'i Community Plan
 - 100 acres of M-1 Light Industrial
 - 100 acres of M-2 Heavy Industrial
- Consolidating industrial uses on island to a central location with similar industrial uses
- This project is an essential step to a resilient economy on Lāna'i
- The Lāna'i Planning Commission has concurred with the Planning Department for recommendation of approval

87 PERCENT OF THE 200 ACRES HAVE AN IDENTIFIED USE CONSISTENT WITH PERMITTED AND SPECIAL USES (M-1 AND M-2, LIGHT AND HEAVY INDUSTRIAL)

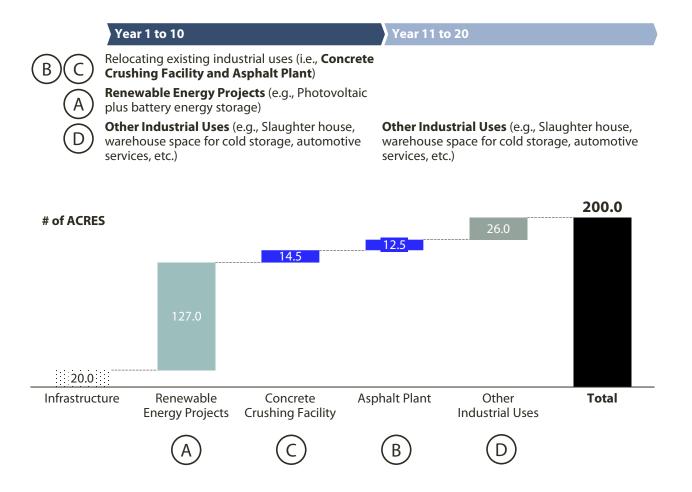
174 acres of project area has an identified use

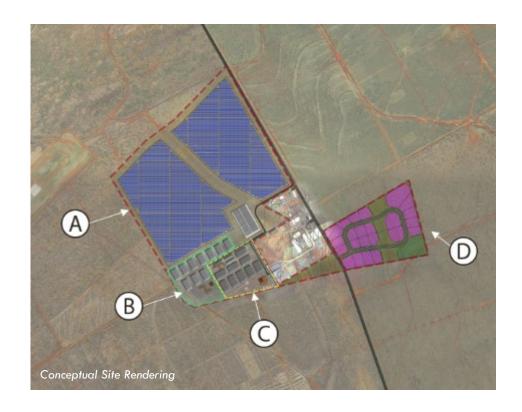






WITHIN THE FIRST TEN YEARS MAJORITY OF THE PROJECT AREA IS <u>ANTICIPATED</u> TO BE DEVELOPED

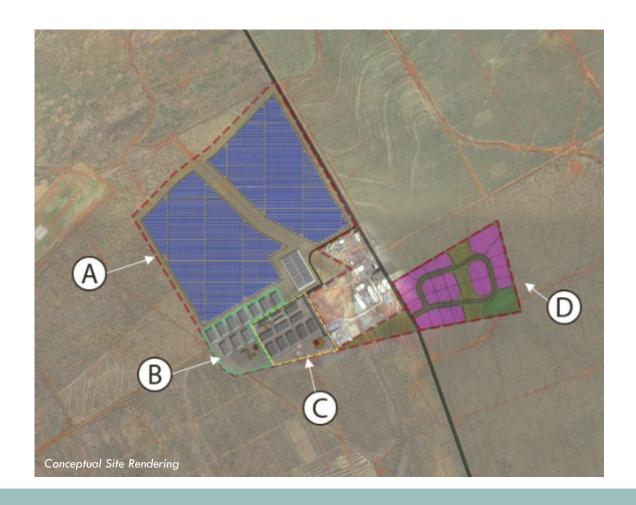






WE RESPECTFULLY REQUEST YOUR **APPROVAL** OF BILL 27 (2024)

REZONING 200 ACRES FROM AGRICULTURE & INTERIM TO 100 ACRES M-1 AND 100 ACRES M-2 LIGHT AND HEAVY INDUSTRIAL



- We are implementing the Lāna'i Community Plan
 - 100 acres of M-1 Light Industrial
 - 100 acres of M-2 Heavy Industrial
- Consolidating industrial uses on island to a central location with similar industrial uses
- This project is an essential step to a resilient economy on Lāna'i
- The Lāna'i Planning Commission has concurred with the Planning Department for recommendation of approval

Mahalo for your consideration of our request.

HLU Committee

From: HLU Committee

Sent: Thursday, March 7, 2024 2:01 PM

To: HLU Committee

Subject: FW: Materials for HLU March 13 Meeting **Attachments:** HLU-27 Miki Industrial Park CIZ vF.pdf

From: Keiki-Pua Dancil <kdancil@pulamalanai.com>

Sent: Wednesday, March 6, 2024 4:38 PM

To: Tasha A. Kama <Tasha.Kama@mauicounty.us>
Cc: Ana L. Lillis <Ana.Lillis@mauicounty.us>
Subject: Materials for HLU March 13 Meeting

Some people who received this message don't often get email from kdancil@pulamalanai.com. Learn why this is important

Aloha Housing and Land Use (HLU) Chair Kama,

Please see the attached presentation for HLU-27, scheduled for the HLU Committee Meeting on March 13, 2024 at 9am.

Mahalo, ksd



Keiki-Pua S. Dancil, Ph.D.

Senior Vice President of Government Affairs & Strategic Planning

733 Bishop Street, Suite 1500 | Honolulu, Hawai'i 96813

Tel 808 237 2216 | Cell 808 347 8280

www.pulamalanai.com | kdancil@pulamalanai.com

Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and permanently delete this transmission and destroy all copies of this communication and any attachments thereto. Thank you.