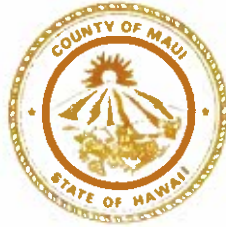


RICHARD T. BISSEN JR.
Mayor

KATHLEEN ROSS AOKI
Planning Director

GARRETT E. SMITH
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793
August 29, 2023

CERTIFIED MAIL - # 7020 2450 000 0193 1844

Mr. William Spence
Post Office Box 880267
Pukalani, Hawaii 96788

Dear Mr. Spence:

SUBJECT: 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 AT 454 OHUKAI ROAD, KIHAI, MAUI, HAWAII; TMK: (2) 3-9-001:034 (POR.) (ZPA2022-00002)

At its regular meeting on June 13, 2023, the Maui Planning Commission (Commission) took public testimony, reviewed the above requests, and after due deliberation, voted to recommend approval of the DBA and COZ to the Maui County Council (Council). The DBA was recommended for approval, with no conditions.

The COZ was also recommended for approval, subject to the following conditions:

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.
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

The Commission also adopted the Report and Recommendation prepared by the Planning Department for the June 13, 2023 meeting as its Findings of Fact and Conclusions of Law, and authorized the Planning Director to transmit the Commission's recommendation to the Council on its behalf.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Tara Furukawa at tara.furukawa@mauicounty.gov or at (808) 270-752.

Sincerely,

Kathleen Ross Aoki

KATHLEEN ROSS AOKI
Planning Director

Mr. William Spence

August 29, 2023

Page 3

xc: Ann T. Cua, Planning Program Administrator (PDF)
Jordan E. Hart, Planning Program Administrator (PDF)
Tara K. Furukawa, Staff Planner, Current Division (PDF)
Carolyn Takayama-Corden, Secretary, Maui Planning Commission (PDF)
Department of Finance, Real Property Assessment Division (PDF)
Department of Public Works (PDF)
Maui Planning Commission (PDF)
Will Spence, Consultant (PDF)

KRA:TKF:rma

K:\WP_DOCS\Planning\ZPA\2022\0002_454 Ohukai Rd\MPCApproval.doc