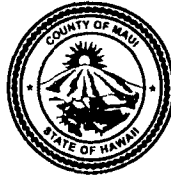


ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



RECEIVED

2017 AUG -2 AM 11: 58

OFFICE OF THE MAYOR

COUNTY OF MAUI

## DEPARTMENT OF PLANNING

August 2, 2017

Honorable Alan M. Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Stacy Crivello, Chair  
and Members of the Housing, Human Services,  
and Transportation Committee  
200 South High Street  
Wailuku, Hawaii 96793

A handwritten signature in cursive, appearing to read "Alan M. Arakawa", with the date "8/2/17" written to the right.

Dear Chair Crivello and Members:

**SUBJECT: COUNTY-OWNED PARCEL ON NORTH PAPA AVENUE  
(KAHULUI) (HHT-14) (RFC 2017/0080)**

The Department of Planning (Department) has received your letter of July 11, 2017, on the above-mentioned subject. In the letter, you requested the Department's response to the following two (2) questions:

1. The reason for the zoning change from R-2 Residential to Park in 1986.

**Department Response:** Please find the following attached ordinances clarifying the legislative history of the Maui Central Park District:

- Ordinance No. 1276 (1982), "A BILL FOR AN ORDINANCE AMENDING ARTICLE IV, TITLE 19, OF THE MAUI COUNTY CODE, PERTAINING TO REGULATION OF MISCELLANEOUS AREAS, TO ESTABLISH THE MAUI CENTRAL PARK DISTRICT." The Ordinance was codified as Chapter 19.64, Maui County Code (MCC). The Chapter establishes the Central Park District and designates permitted uses and various regulations. Specifically Section 19.64.040(A)(4) permits dormitories.

OFFICE OF THE  
COUNTY COUNCIL

2017 AUG -3 AM 10: 30

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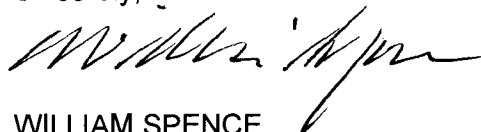
Honorable Alan M. Arakawa, Mayor  
For Transmittal to:  
Honorable Stacy Crivello, Chair  
August 2, 2017  
Page 2

- Ordinance 1595 (1986), "A BILL FOR AN ORDINANCE ESTABLISHING CHAPTER 19.27 OF THE MCC, PERTAINING TO PARK DISTRICTS." The Ordinance repeals Chapter 19.64, MCC, and establishes Chapter 19.27 entitled, "Park Districts." Section 19.27.020(B) states in part, "The intent of the Maui Central Park District is to provide for the planning and development of educational, recreational, and cultural facilities in a setting of a regional park..." Section 19.27.020(B) establishes permitted uses. Specifically, Section 19.27.020(B)(1)(e) permits educational facilities.
  - Ordinance No. 1596 (1986), "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-2 RESIDENTIAL DISTRICT TO MAUI CENTRAL PARK DISTRICT FOR PROPERTY SITUATED AT KAHULUI, MAUI, HAWAII," includes the parcel situated at TMK: (2)3-8-007:117. The dormitories are located on this parcel.
  - Ordinance No. 4264 (2015), "A BILL FOR AN ORDINANCE ESTABLISHING CHAPTER 19.27A, MCC, RELATING TO PARK DISTRICTS, AND REPEALING CHAPTERS 19.27 AND 19.615, MCC, RELATING TO MAUI CENTRAL PARK DISTRICT AND PARK DISTRICTS," repeals Chapter 19.27, and establishes Chapter 19.27A, MCC. The Chapter relates to all park districts. Section 19.27A.030 identifies educational facilities as a permitted use.
2. How the University of Hawaii Maui College was able to build dormitory housing structures on the parcel, despite the zoning change to Park.

**Department Response:** Attached please find a copy of the Real Property Tax record for the parcel. Note the dormitories were built in 1981 when the parcel was zoned R-2 Residential District.

Should you have additional questions, please feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,



WILLIAM SPENCE  
Planning Director

Honorable Alan M. Arakawa, Mayor  
For Transmittal to:  
Honorable Stacy Crivello, Chair  
August 2, 2017  
Page 3

xc: Clayton I. Yoshida, Planning Program Administrator (PDF)  
Kimberley C. Willenbrink, Staff Planner (PDF)  
Carol Reimann, Director, Department of Housing & Human Concerns

WRS:KCW:ela

Project File  
General File

K:\WP\_DOCS\PLANNING\RFC\2017\0080\_CountyOwnedParcel\_NPapa\Dept\_Response.doc

ORDINANCE NO. 1276

BILL NO. 87 (1982)

A BILL FOR AN ORDINANCE AMENDING ARTICLE IV, TITLE 19,  
OF THE MAUI COUNTY CODE, PERTAINING TO REGULATION OF  
MISCELLANEOUS AREAS, TO ESTABLISH THE  
MAUI CENTRAL PARK DISTRICT

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. There is hereby added to Article IV, Title 19, of the Maui County Code, a new chapter, establishing the Maui Central Park District, to be designated and to read as follows:

"Chapter 19.64

MAUI CENTRAL PARK DISTRICT

19.64.010 Purpose. This chapter is intended to preserve educational and recreational facilities and valuable open space in the Wailuku-Kahului area.

19.64.020 Maui Central Park Master Plan. The plan entitled "Maui Central Park", dated June 30, 1974, shall hereafter be known as the "Maui Central Park Master Plan".

19.64.030 Maui Central Park District, Established.

A. The following described areas located in the Wailuku-Kahului area, generally bordered by Kaahumanu avenue, Kanaloa avenue, Kahului harbor and Maui community college, and designated on the Maui Central Park Master Plan are established as the Maui central park district:

(The specific lots in the Maui central park district shall be listed here as they are zoned or rezoned.)

B. The provisions of Article II of this title shall apply to the lots within the Maui central park district except to the extent that such provisions are modified by or inconsistent with this chapter.

19.64.040 Use regulations. No lot or building shall be used nor shall any building be erected or structurally altered within the Maui central park district, except as permitted in this chapter.

A. Permitted uses.

1. Zoos.
2. Cultural centers.
3. Parks and playgrounds.
4. Dormitories.
5. Lakes and ponds.
6. Maintenance areas.
7. Zoological and botanical gardens.
8. Performing arts center.

B. The Wailuku-Kahului general plan, or any subsequently adopted general plan, including community plans, shall serve as a guideline for development in the Maui central park district.

19.64.050 Area regulations. The minimum lot area shall be six thousand square feet and the minimum lot frontage shall be sixty feet.

19.64.060 Height regulations. No building shall exceed two stories nor exceed twenty-five feet in height.

19.64.070 Yards. There shall be a front yard of not less than fifteen feet, side yard of not less than six feet, and rear yard of not less than six feet. Side and rear yards for all two-story buildings shall be not less than ten feet."

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase or portion of the provisions of this ordinance is for any reason held invalid or unconstitutional by any court, the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared invalid.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM  
AND LEGALITY:

Deputy Corporation Counsel  
County of Maui js

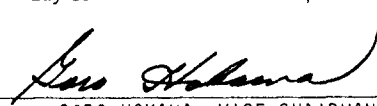
WE HEREBY CERTIFY that the foregoing BILL NO. 87 (1982)

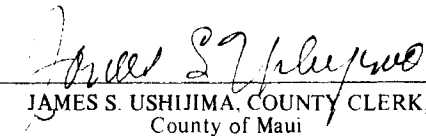
1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 5th day of November, 1982, by the following votes:

COUNCIL MEN								
Abraham AIONA	Toshio ANSAI	Allen W. BARR	Goro HOKAMA Vice-Chairman	Howard S. KIHUNE	Linda LINGLE	Ricardo MEDINA	Wayne K. NISHIKI	Robert H. NAKASONE Chairman
Aye	Aye	Aye	Aye	Aye	Excused	Excused	Aye	Excused

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 5th day of November, 1982.

DATED AT WAILUKU, MAUI, HAWAII, this 5th day of November, 1982.

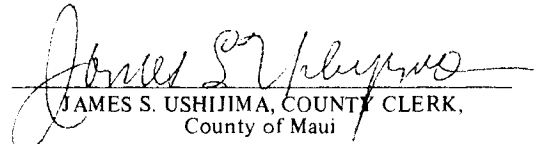
  
 \_\_\_\_\_  
 GORO HOKAMA, VICE-CHAIRMAN,  
 Council of the County of Maui

  
 \_\_\_\_\_  
 JAMES S. USHIJIMA, COUNTY CLERK,  
 County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 15th DAY OF NOVEMBER, 1982.

  
 \_\_\_\_\_  
 HANNIBAL TAVARES, MAYOR,  
 County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 1276 of the County of Maui, State of Hawaii.

  
 \_\_\_\_\_  
 JAMES S. USHIJIMA, COUNTY CLERK,  
 County of Maui

Passed First Reading on October 1, 1982.

Effective date of Ordinance November 15, 1982.

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 1276, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

\_\_\_\_\_  
County Clerk, County of Maui

COUNTY CLERK'S OFFICE  
COUNTY OF MAUI  
NOV 15 1982

ORDINANCE NO. 1595

BILL NO. 85 (1986)

A BILL FOR AN ORDINANCE ESTABLISHING CHAPTER 19.27 OF  
THE MAUI COUNTY CODE, PERTAINING TO PARK DISTRICTS

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Chapter 19.64 of the Maui County Code,  
pertaining to the Maui Central Park District is hereby repealed  
in its entirety.

SECTION 2. Title 19 of the Maui County Code is hereby  
amended by adding a new Chapter 19.27 to read as follows:

"Chapter 19.27

PARK DISTRICTS

Sections:

- 19.27.010 Purpose and intent.
  - A. Generally.
  - B. Maui Central Park District.
- 19.27.020 Maui Central Park District; Establishment of.

19.27.010 Purpose and Intent. A. Generally. The purpose  
of park districts is to preserve and manage lands for passive or  
active recreational activities. It is intended that existing  
neighborhood parks and larger community parks be continued and  
additional parks be developed.

B. Maui Central Park District. The intent of the Maui  
Central Park District is to provide for the planning and  
development of educational, recreational, and cultural facilities  
in a setting of a regional park as defined in the Maui Central  
Park Master Plan, with primary emphasis on providing facilities  
for use by the general public. This master plan serves as a  
development guide to land use and siting within the Maui Central  
Park District and is subject to amendment in the future in  
response to community concerns and development constraints.  
Mention and graphic identification of specific uses or  
organizations are deemed to be exemplary of the type of use which  
is compatible with a location within the district.



Improvements which are constructed may be enhanced with related amenities such as lakes, ponds, and landscaped features.

19.27.020 Maui Central Park District; Establishment of.

A. The district located in the Wailuku-Kahului area generally defined as being bordered by Kaahumanu Avenue, Kanaloa Avenue, Kahului Beach Road, and Maui Community College, is established as the Maui Central Park District.

B. Permitted Uses. Within the Maui Central Park District, the following uses shall be permitted:

1. Principal Uses:

- a. Zoos and botanical gardens;
- b. Cultural and performing arts centers;
- c. Parks and playgrounds;
- d. Maintenance areas; and
- e. Recreational, educational and community

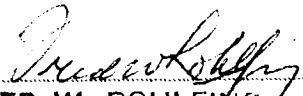
facilities for public or eleemosynary organizations.

C. Development Standards. Development standards for the Maui Central Park District shall be:

- Minimum lot area: . . . . . one (1) acre.
- Minimum lot width: . . . . . one hundred (100) feet.
- Minimum building setback:
  - Front yard . . . . . twenty-five (25) feet.
  - Side yard . . . . . ten (10) feet for one-story buildings and fifteen (15) feet for two-story buildings.
  - Rear yard . . . . . ten (10) feet for one-story buildings and fifteen (15) feet for two-story buildings.
- Maximum building height: . . . two stories not to exceed thirty-five (35) feet."

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

  
 \_\_\_\_\_  
 FRED W. ROHLFING  
 First Deputy Corporation Counsel  
 County of Maui

WE HEREBY CERTIFY that the foregoing BILL NO. 85. (19 86 )

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 5th day of December, 19 86, by the following votes:

COUNCIL MEMBERS								
Abraham AIONA	Goro HOKAMA Chairman	Howard S. KIHUNE Vice-Chairman	Linda LINGLE	E. Lee LIU	Robert H. NAKASONE	Wayne K. NISHIKI	Charles S. OTA	Velma M. SANTOS
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Excused	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 5th day of December, 19 86.

DATED AT WAILUKU, MAUI, HAWAII, this 5th day of December, 19 86.

RECEIVED  
DEC 5 4 08 PM '86  
OFFICE OF THE CLERK

*Goro Hokama*  
\_\_\_\_\_  
GORO HOKAMA, CHAIRMAN,  
Council of the County of Maui

*Manuel K. Oishi*  
\_\_\_\_\_  
MANUEL K. OISHI, COUNTY CLERK,  
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 16<sup>th</sup> DAY OF DECEMBER, 1986.

*Hannibal Tavares*  
\_\_\_\_\_  
HANNIBAL TAVARES, MAYOR,  
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 1595 of the County of Maui, State of Hawaii.

*Manuel K. Oishi*  
\_\_\_\_\_  
MANUEL K. OISHI, COUNTY CLERK,  
County of Maui

Passed First Reading on November 7, 1986.  
Effective date of Ordinance December 16, 1986.

RECEIVED  
DEC 16 1986  
OFFICE OF THE CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 1595, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

\_\_\_\_\_  
County Clerk, County of Maui

ORDINANCE NO. 1596

BILL NO. 86 (1986)

A BILL FOR AN ORDINANCE TO CHANGE ZONING  
FROM R-2 RESIDENTIAL DISTRICT TO  
MAUI CENTRAL PARK DISTRICT FOR PROPERTY  
SITUATED AT KAHULUI, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. A change in zoning from R-2 Residential District is hereby granted to those parcels of land situated at TMK 3-7-01:2, 3-8-07: 1 and 117, Kahului, Maui, Hawaii, as shown on Land Zoning Map No. 3 showing Wailuku, a westerly portion of Kahului and surrounding areas and further described as follows:

All that certain piece or parcel of land, being a portion of R. P. 1996, L.C. Aw. 420 to Kuihelani, situate at Owa, Wailuku, Maui, Hawaii, and more particularly described as follows:

Beginning at the Northwest corner of this parcel of land, on the southerly boundary of Lot 5-56 of Kahului Town Development, Fifth Increment, File Plan 541, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 6438.38 feet North and 4544.43 feet East, thence running by azimuths measured clockwise from True South:

1. 250° 00'                      525.29 feet along Lots 5-56 to 5-59, inclusive, of Kahului Town Development, Fifth Increment, File Plan 541, and along Lots 1, 2 and 3 of Kanaloa Avenue Subdivision;
2. 160° 21'                      150.00 feet along Lot 3 of Kanaloa Avenue Subdivision;
3. 250° 00'                      217.24 feet along the south side of Kanaloa Avenue;

4. 340° 59' 214.84 feet along the southwest side of Kahului Beach Road, Federal Aid Secondary Project S-0340(1);
5. Thence along the southwest side of Kahului Beach Road, Federal Aid Secondary Project S-0340(1), on a curve to the left with a radius of 5789.58 feet, the chord azimuth and distance being: 340° 02' 52" 189.06 feet;
6. Thence along the southwest side of Kahului Beach Road, Federal Aid Secondary Project S-0340(1), on a curve to the left with a radius of 5789.58 feet, the chord azimuth and distance being: 338° 48' 54" 60.07 feet;
7. Thence along the southwest side of Kahului Beach Road, Federal Aid Secondary Project S-0340(1), on a curve to the left with a radius of 5789.58 feet, the chord azimuth and distance being: 333° 45' 12" 961.76 feet;
8. 328° 59' 20" 189.46 feet along the southwest side of Kahului Beach Road, Federal Aid Secondary Project S-0340(1);
9. Thence along the southwest side of Kahului Beach Road, Federal Aid Secondary Project S-0340(1), on a curve to the left

with a radius of  
2606.48 feet, the  
chord azimuth and  
distance being:  
322° 28' 27"  
591.45 feet;

10. Thence along the southwest side of Kahului Beach Road, Federal Aid Secondary Project S-0340(1), on a curve to the left with a radius of 2606.48 feet, the chord azimuth and distance being:  
315° 04' 48"  
80.01 feet;
11. 45° 04' 49" 59.87 feet along the remainder of L. C. Aw. 429 to Kuihelani and along the northwesterly boundary of Maui Community College Lot;
12. Thence along the remainder of L. C. Aw. 420 to Kuihelani and along the northwesterly boundary of Maui Community College Lot, on a curve to the right with a radius of 1200.00 feet, the chord azimuth and distance being: 57° 04' 14" 498.59 feet;
13. 69° 03' 39" 553.33 feet along the remainder of L. C. Aw. 420 to Kuihelani and along the northwesterly boundary of Maui Community College Lot;
14. 160° 00' 2238.37 feet along the remainder of L. C. Aw. 420 to Kuihelani and along the Northeast boundary of Parcel

3-B to the point of beginning and containing an area of 44.000 acres.

All that certain piece or parcel of land, being a portion of R. P. 1996, L. C. Aw. 420 to Kuihelani and R. P. 4475, L. C. Aw. 7713, Apana 23 to V. Kamamalu (Certificate of Boundaries 203), situate at Owa and Kalua, Kahului, Wailuku, Maui, Hawaii, and more particularly described as follows:

Beginning at the Southwest corner of this parcel of land, on the North side of Kaahumanu Avenue, Federal Aid Project F-032-1(3), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3183.24 feet North and 3238.70 feet East, thence running by azimuths measured clockwise from True South:

1. 183° 18' 41" 320.42 feet along the easterly side of Kanaloa Avenue;
2. 183° 18' 41" 1228.32 feet along the easterly side of Kanaloa Avenue;
3. Thence along the easterly side of Kanaloa Avenue, on a curve to the right with a radius of 3910.00 feet, the chord azimuth and distance being: 192° 05' 30.26" 1193.70 feet;
4. Thence along the easterly side of Kanaloa Avenue, on a curve to the right with a radius of 947.74 feet, the chord azimuth and distance being: 213° 24' 39.76" 411.52 feet;
5. Thence along the easterly side of Kanaloa Avenue, on a curve to the right with a radius of 960.00 feet, the chord azimuth and distance being:


- 226° 33' 20.11  
feet;
6. 317° 09' 138.69 feet along Lot 5-47 of Kahului Town Development, Fifth Increment, File Plan 541;
  7. 220° 20' 107.92 feet along Lots 5-47 and 5-48 of Kahului Town Development, Fifth Increment, File Plan 541;
  8. 250° 00' 596.59 feet along Lots 5-49 to 5-56, inclusive, of Kahului Town Development, Fifth Increment, File Plan 541;
  9. 340° 00' 2238.37 feet along the remainder of L. C. Aw. 420 to Kuihelani and along the southwest boundary of Parcel 3-A;
  10. 69° 03' 39" 156.49 feet along the remainder of L. C. Aw. 420 to Kuihelani and along the northwesterly boundary of Maui Community College Lot;
  11. Thence along the remainder of L. C. Aw. 420 to Kuihelani and L. C. Aw. 7713, Apana 23 to V. Kamamalu, and along the northwesterly boundary of Maui Community College Lot, on a curve to the left with a radius of 1106.35 feet, the chord azimuth and distance being: 34° 31' 57" 1254.19 feet;

12. 0° 00' 15" 62.72 feet along the remainder of L. C. Aw. 7713, Apana 23 to V. Kamamalu, and along the westerly boundary of Maui Community College Lot;
13. 90° 00' 15" 60.00 feet along the north side of Kaahumanu Avenue, Federal Aid Project F-032-1(3);
14. 90° 00' 15" 1154.17 feet along the north side of Kaahumanu Avenue, Federal Aid Project F-032-1(3), to the point of beginning and containing an area of 104.418 acres more or less.

And as further identified by Tax Map Keys 3-7-01:2, 3-8-07: 1 and 117, containing 148.418 acres and as shown on "Land Zoning Map No. 346" on file with the office of the County Clerk of the County of Maui.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM  
AND LEGALITY:

  
HOWARD M. FUKUSHIMA  
Deputy Corporation Counsel  
County of Maui yh



WE HEREBY CERTIFY that the foregoing BILL NO. 86 (19 86 )

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 5th day of December, 1986, by the following votes:

COUNCIL MEMBERS								
Abraham AIONA	Goro HOKAMA Chairman	Howard S. KIHUNE Vice-Chairman	Linda LINGLE	E. Lee LIU	Robert H. NAKASONE	Wayne K. NISHIKI	Charles S. OTA	Velma M. SANTOS
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Excused	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 5th day of December, 1986.

DATED AT WAILUKU, MAUI, HAWAII, this 5th day of December, 1986.

*Goro Hokama*

GORO HOKAMA, CHAIRMAN,  
Council of the County of Maui

*Manuel K. Oishi*

MANUEL K. OISHI, COUNTY CLERK,  
County of Maui

RECEIVED  
DEC 5 4 09 PM '86  
OFFICE OF THE CLERK

THE FOREGOING BILL IS HEREBY APPROVED THIS 16<sup>th</sup> DAY OF DECEMBER, 1986.

*Hannibal Tavares*

HANNIBAL TAVARES, MAYOR,  
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 1596 of the County of Maui, State of Hawaii.

Passed First Reading on November 7, 1986.  
Effective date of Ordinance December 16, 1986.

*Manuel K. Oishi*

MANUEL K. OISHI, COUNTY CLERK,  
County of Maui

RECORDED  
INDEXED  
DEC 16 1986  
OFFICE OF THE CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 1596, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

\_\_\_\_\_  
County Clerk, County of Maui

ORDINANCE NO. 4264

BILL NO. 79 (2015)

A BILL FOR AN ORDINANCE ESTABLISHING CHAPTER 19.27A, MAUI COUNTY CODE, RELATING TO PARK DISTRICTS, AND REPEALING CHAPTERS 19.27 AND 19.615, MAUI COUNTY CODE, RELATING TO MAUI CENTRAL PARK DISTRICT AND PARK DISTRICTS

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Title 19, Maui County Code, is amended by adding a new chapter to read as follows:

**“Chapter 19.27A**

**PARK DISTRICTS**

Sections:

- 19.27A.010 Purpose and intent.
- 19.27A.020 District categories.
- 19.27A.030 Permitted uses.
- 19.27A.040 Accessory uses and structures.
- 19.27A.050 Special uses.
- 19.27A.060 Development standards.
- 19.27A.070 Rule-making authority.

**19.27A.010 Purpose and intent.** The park districts are to preserve and manage lands for passive and active recreational activities through a system of parks suited to the varying recreational needs of the County, to allow for parks that are of differing sizes and uses, and to implement the general plan and community plans of the County and the land use laws of the State.

**19.27A.020 District categories.** There shall be two categories of park districts to distinguish between general park (PK) and golf course (GC) uses:

PK	General park districts provide park areas designed to meet passive and active recreational needs. This district category may be located in the state urban, rural, or agricultural district and is intended to provide maximum flexibility for the planning and development of park facilities to meet the growing and diverse needs of the community.
GC	Golf course districts provide golf courses in the state urban, rural, or agricultural district that conform to the provisions of chapter 205, Hawaii Revised Statutes, on lands designated for park use by the community plans of the County. It is further intended that viable agricultural uses be encouraged to continue and that the use of potable groundwater for irrigation be discouraged.

**19.27A.030 Permitted uses.** Within park districts, the following uses shall be permitted:

Use	PK	GC	Special Use
Archery ranges	x	x	A County special use permit is required when the use occurs on private property.
Athletic arenas, stadiums, and tennis centers	x	x	
Automobile, go-carts, and motorbike activities	x		
Botanical gardens	x	x	
Campgrounds	x		No camping unit shall be located less than one thousand feet away from any dwelling unit on an adjacent parcel.
Cellular and radio towers	x	x	
Cultural and performing arts facilities	x	x	

Fishing	x	x	
Golf courses	x	x	
Governmental offices and facilities	x	x	
Gun ranges	x	x	A County special use permit is required when the use occurs on private property.
Gymnasiums	x		
Historic buildings, structures, or sites or areas of scenic interest	x	x	
Maintenance areas	x	x	
Marinas	x		
Open land recreation	x	x	A County special use permit is required when the use occurs on private property and involves firearms.
Outdoor recreation	x	x	A County special use permit is required when the use occurs on private property and involves firearms.
Paint gun and airsoft play fields	x	x	
Parks	x	x	
Picnicking	x	x	
Playgrounds	x		
Playing courts and playfields	x		
Recreational, educational, neighborhood, or community centers and facilities for public or eleemosynary organizations	x		
Riding stables	x		
Skeet and trap fields and sporting ranges	x	x	A County special use permit is required when the use occurs on private property.
Swimming pools	x	x	

Trail activities	x	x	Trail activities for motorbikes and automobiles are not permitted on Lanai.
Zoos	x		
Other similar businesses or commercial enterprises or activities that are not detrimental to the welfare of the surrounding area	x	x	The use shall conform to the intent of this chapter.

**19.27A.040 Accessory uses and structures.** Uses that are incidental or subordinate to, or that occur customarily in conjunction with, a permitted principal use, including the following:

	PX	GC	Special Conditions
Comfort stations	x	x	
Emergency broadcast sirens	x	x	
Energy systems, small-scale	x	x	The use shall not cause a detrimental or nuisance effect upon neighboring properties.
Farmer's market	x		
Lifeguard or security stations	x	x	
Light fixtures and light poles	x	x	Lighting or lamp posts and lighting controls shall be full cut-off luminaries to lessen possible sea bird strikes.
Luau's, carnivals, bazaars, fairs, food, wine, or film festivals that are special events and temporary in nature	x	x	For purposes of this section, "temporary" means no more than thirty days in a one-year period.
Maintenance buildings	x	x	
Off-street parking and loading	x	x	
Park furniture	x	x	
Pavilions	x	x	

Play and outdoor exercise equipment, including skate ramps	x		
Restaurants and gift shops	x	x	
Skating, including skateboard facilities	x	x	
Subordinate uses and structures	x	x	The planning director shall determine when the use is incidental and customary to a permitted use listed in section 19.27A.030.

**19.27A.050 Special uses.** The following uses and structures are permitted, except that a County special use permit, pursuant to section 19.510.070 of this title, is required. If a State special use permit is obtained, the County's special use permit requirement is satisfied.

USE	RK	GO	SPECIAL PERMITS
Archery ranges	x	x	A County special use permit is not required when the use occurs on public property.
Gun ranges	x	x	A County special use permit is not required when the use occurs on public property.
Open land recreation	x	x	A County special use permit is not required when the use occurs on public property or does not involve firearms.
Outdoor recreation	x	x	A County special use permit is not required when the use occurs on public property or does not involve firearms.
Skeet and trap fields and sporting ranges	x	x	A County special use permit is not required when the use occurs on public property.
Structures greater than thirty-five feet in height on Lanai and Molokai	x		The use is subject to the development standards of section 19.27A.060.

**19.27A.060 Development standards.** Development standards for the park districts shall be:

	PK	GP	SE
Maximum building height (in feet)	120 on Maui; 35 on Molokai and Lanai.	35	Minor utility facilities, small-scale energy systems, vent pipes, fans, chimneys, and energy-saving and renewable devices may exceed the maximum building height by up to five feet if the item is mounted on the roof of a facility.
Minimum front yard setback (in feet)	20	50	The standard does not apply to non-habitable buildings and accessory structures listed in section 19.27A.040.
Minimum side and rear yard setbacks (in feet)	20	50	The standard does not apply to non-habitable buildings and accessory structures listed in section 19.27A.040.
Minimum side and rear setbacks (in feet) for structures or portions thereof greater than fifteen feet in height	15		The standard does not apply to non-habitable buildings and accessory structures listed in section 19.27A.040.

**19.27A.070 Rule-making authority.** The director of planning may adopt rules to implement this chapter.”

SECTION 2. Chapter 19.27, Maui County Code, is repealed in its entirety.

SECTION 3. Chapter 19.615, Maui County Code, is repealed in its entirety.

SECTION 4. Any lands zoned park, Maui Central Park (MCP), PK-1 neighborhood park district, PK-2 community park district, or PK-3 regional

park district within the County of Maui are hereby zoned general park (PK).  
Any lands zoned PK-4 golf course park district within the County of Maui are  
hereby zoned golf course (GC).

SECTION 5. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in black ink, appearing to read 'M. J. Hopper', is written over a horizontal line.

**MICHAEL J. HOPPER**  
Department of the Corporation Counsel  
County of Maui

pc:misc:013abill01a:gjg



WE HEREBY CERTIFY that the foregoing BILL NO. 79 (2015)

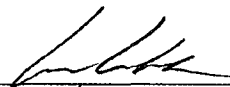
1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 4th day of December, 2015, by the following vote:

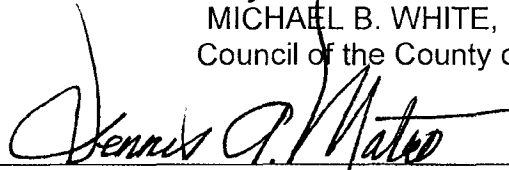
Michael B. WHITE Chair	Donald S. GUZMAN Vice-Chair	Gladys C. BAISA	Robert CARROLL	Eleanora COCHRAN	Donald G. COUCH, JR.	S. Stacy CRIVELLO	G. Riki HOKAMA	Michael P. VICTORINO
Aye	Aye	Aye	Aye	Aye	Aye	Excused	Excused	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 4th day of December, 2015.


DATED AT WAILUKU, MAUI, HAWAII, this 4th day of December, 2015.

RECEIVED  
2015 DEC -4 PM 3:25  
OFFICE OF THE MAYOR

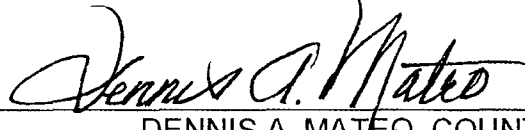
  
 MICHAEL B. WHITE, CHAIR  
 Council of the County of Maui

  
 DENNIS A. MATEO, COUNTY CLERK  
 County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 4 DAY OF December, 2015.

  
 ALAN M. ARAKAWA, MAYOR  
 County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. **4264** of the County of Maui, State of Hawaii.

  
 DENNIS A. MATEO, COUNTY CLERK  
 County of Maui

Passed First Reading on November 20, 2015.  
Effective date of Ordinance: December 4, 2015

RECEIVED  
2015 DEC -7 AM 9:36  
OFFICE OF THE COUNTY CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 4264, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

\_\_\_\_\_  
County Clerk, County of Maui



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**Owner and Parcel Information**

**Owner Name** COUNTY OF MAUI Fee Owner  
UNIVERSITY OF HAWAII - OVER 4.045 AC Leasee  
[Show All Owners and Addresses](#)

**Today's Date** July 26, 2017

**Mailing Address**

**Location Address** 0 N PAPA AVE

**Parcel Number** 380071170000

**Neighborhood Code** 3863-1

**Parcel Map** [Show Parcel Map](#)

**Legal Information** TO: 3701-02 4.045 AC

**Land Area** 8.804 Acres

**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
2017	RESIDENTIAL	\$ 765,900	\$ 0	\$ 765,900	\$ 1,673,600	\$ 2,439,500	\$ 2,439,500	\$ 0

**Current Tax Bill Information** [2017 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.									

**Commercial Improvement Information**

Building Number	Building Type	Structure	Year Built	Eff Year Built	% Complete	Building Square Footage	Sketch	Value
1	MAUI CC DORMITORIES	COMMER FRAME C4	1981		100 %	11,160	NA	\$ 1,417,400
Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
1	02	1860	200	DORMITORY	8	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	
1	01	1860	200	DORMITORY	8	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	
Building Number	Building Type	Structure	Year Built	Eff Year Built	% Complete	Building Square Footage	Sketch	Value
2	MCC DORM LNDRY/REC	COMMER FRAME C4	1981		100 %	1,920	<a href="#">Sketch Building 2</a>	\$ 256,200
Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
1	01	1920	176	SCHOOL	8	SIDING OVR STUDS/WD	WOOD/LT STEEL FRAME	

**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
06/15/2004	\$ 0		Route slip		Ownership correction	06/15/2004		

**Permit Information**

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

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