

Council Chair
Alice L. Lee

Vice-Chair
Keani N.W. Rawlins-Fernandez

Presiding Officer Pro Tempore
Tasha Kama

Councilmembers
Gabe Johnson
Kelly Takaya King
Michael J. Molina
Tamara Paltin
Shane M. Sinenci
Yuki Lei K. Sugimura



Director of Council Services
Traci N. T. Fujita, Esq.

Deputy Director of Council Services
David M. Raatz, Jr., Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

July 21, 2021

MEMO TO: PSLU-24 File

F R O M: TAMARA PALTIN, Chair *Tamara M. Paltin*
Planning and Sustainable Land Use Committee

**SUBJECT: TRANSMITTAL OF DOCUMENT RELATING TO WAILUKU
REDEVELOPMENT AREA AND VARIANCES (PSLU-24)**

The attached document pertains to Item 24 on the committee's agenda.

Attachment

RECEIVED AT PSLU MEETING ON 07/22/2021

WAILUKU REDEVELOPMENT AREA AND VARIANCES - (PSLU-24)

QUESTIONS FOR THE PLANNING DEPARTMENT

1. The purpose of the chapter includes encouraging a mixture of retail shops, boutique hotels, etc. A “Boutique Hotel” is not defined in this chapter or 19.04.040, MCC. Please define “Boutique Hotel.”
2. “Base yard” is not defined in this chapter or 19.04.040, MCC. Please define “Base yard.”
3. “Energy Systems, major” is not defined in this chapter or 19.04.040, MCC. Please define “Energy Systems, major.”
4. The following language was included in the original Wailuku Redevelopment Area Zoning and Development Code: *Any dwelling or structure that was constructed with a building permit that was approved prior to the enactment of this code need not acquire an Administrative Review Permit, MRA Use Permit, or variances and may be reconstructed as permitted by the original building permit(s), and such dwellings or structures may be expanded or modified with a building permit, subject to the other provisions of this code.* Why was this language omitted in this bill?
5. Please provide examples of uses that do not meet the criteria of a permitted use in an Eating Establishment.
6. Please provide examples of a Home Occupation that does not meet the standards of an accessory use.
7. Development standards list the maximum height as 35 feet. However, with the permitted approval of the MRA, buildings may be up to 60 feet in height. Is this correct?
8. Please explain the department’s reasoning for creating different parking requirements for the Wailuku Redevelopment Area. The requirements listed in 19.36B, MCC appear stricter than those recorded in this bill. For example, hotels in the Wailuku Redevelopment Area will be required to provide 1 parking space for every two lodging units, rather than 1 parking space per lodging unit.
9. Why does the MRA, rather than the Planning Department, have the authority to waive all or part of the requirements of this section to accommodate site conditions?
10. Variances for signs are processed through the MRA, correct?
11. All other variances are reviewed by the Board of Variances and Appeals via a report submitted by the Director of Public Works, correct? Why does the Director of Public Works, rather than the Director of the Planning Department, submit the report?