

LU-34

# Rory Frampton Consulting Inc.

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawaii 96790

cell 808 298 4956  
rory@roryframpton.com

November 29, 2016

Chair Robert Carroll, and Members  
Land Use Committee  
Maui County Council  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Chair Carroll and Committee Members

Re: LU-34 LAND USE ENTITLEMENTS FOR SEABURY HALL (Makawao)

Thank you for the opportunity to testify in support LU-34, LAND USE ENTITLEMENTS FOR SEABURY HALL, a Resolution referring to the Maui Planning Commission land use entitlement changes for the Seabury Hall campus.

**Background.** The main portion of the Seabury Hall Campus which includes the middle and upper school campuses, gymnasium and play fields, has appropriate use land use designations. This 22.5 acre area is designated Urban by the State, and is zoned and community planned for Public/Quasi Public Use. These entitlements were established (zoning) and expanded (Community Plan and State Land Use) in the mid-1990s. See attached TMK map.

In 2003 and 2011, the Council approved uses outside of the main campus area via Conditional Permits. (See Ordinance Nos. 3412 and 3808.) The 2003 Conditional Permit allowed for the parking lot expansion that was constructed as part of the middle and upper school campus improvements. The 2011 Conditional permit approved the Creative Arts Center and additional parking. These improvements were constructed on Agricultural designated lands, outside of the 22 acre main campus area.

One of the conditions of the 2011 permit was for the School to submit applications for Community Plan Amendment, District Boundary Amendment and Change in Zoning in order to establish appropriate land use designations for the expanded campus improvements which were allowed via the Conditional Permits.

**Proposed Bills.** The Resolution before the Committee today, would refer to the Maui Planning Commission three bills to establish appropriate designations for the previously approved campus improvements. The bills would also establish consistency with the existing land use designations for main campus area. The majority of the area under consideration in the proposed bills includes the previously approved parking lots and Creative Arts Center. See attached figure showing proposed land use change area. The entire area is designated within

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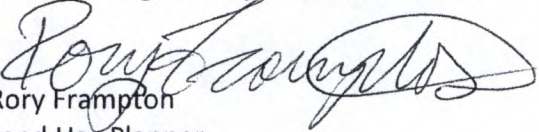
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the Seabury Hall Urban Growth Boundary in the Maui Island Plan. There are no immediate plans for additional improvements in the areas proposed for re-designation.

Passage of the Resolution will allow the Maui Planning Commission to conduct a detailed review and analysis of the three bills. The Planning Commission's recommendations on the three bills will come back to the Council for further review.

We want to thank Chair Carroll for scheduling this item in an expeditious manner. The Council initiated process will save Seabury Hall considerable time, effort and resources, which in my opinion, would be more appropriately directed towards educational programs and student support.

Thank you again for your consideration,



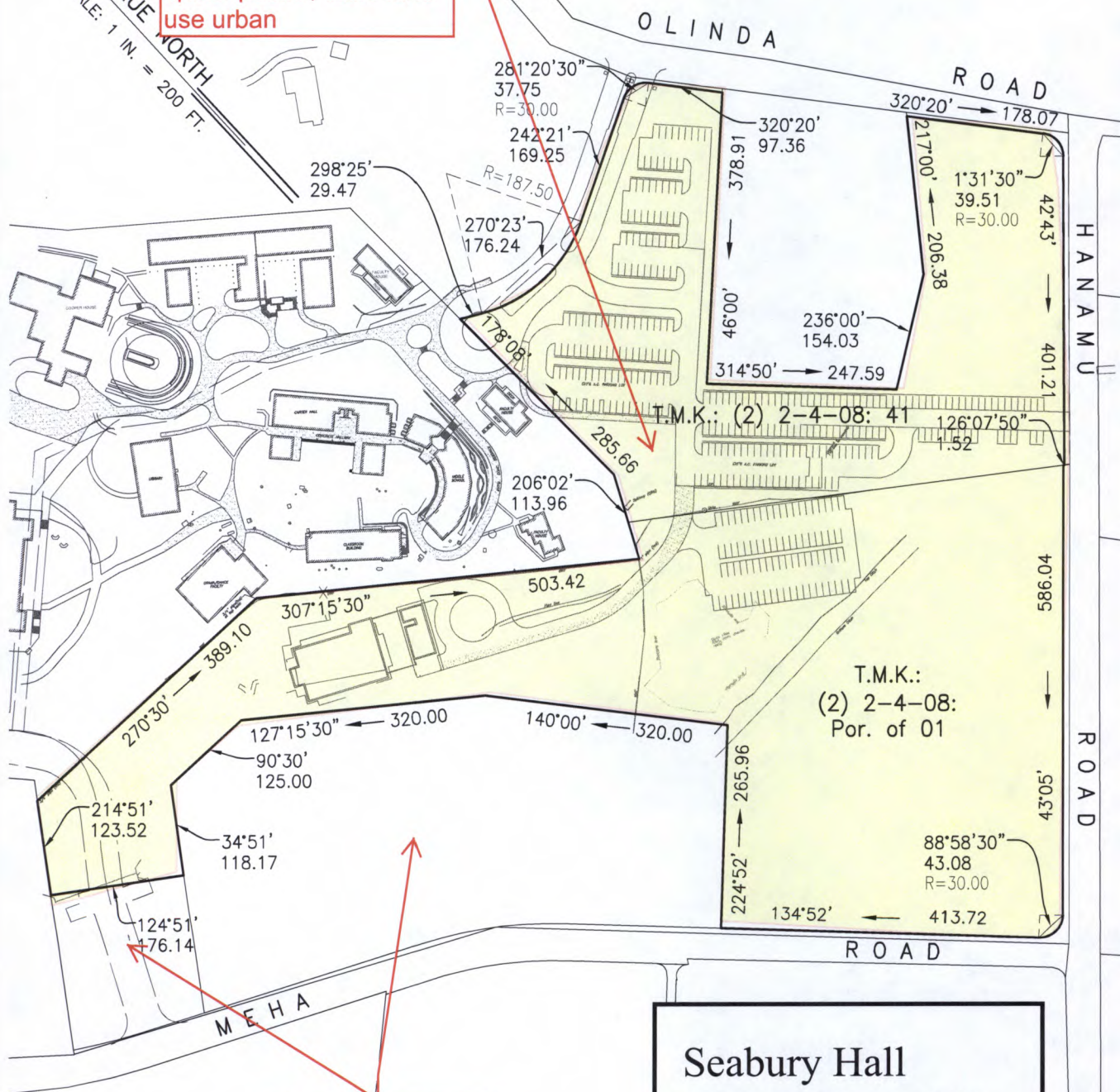
Rory Frampton  
Land Use Planner  
on behalf of Seabury Hall

cc: Heidi Bigelow, Chair, Facilities Committee  
Seabury Hall Board of Trustees



14.95 acres proposed  
community plan & zoned  
'quasi-public'; state land  
use urban

SCALE: 1 IN. = 200 FT.  
TRUE NORTH



Gulch Lot 5-acres  
& Entry way 1-  
acre: zoned ag,  
state land use ag  
(no change)

Seabury Hall  
Proposed Land Use  
Nov. 18, 2016

LAND:  
T.M.K.: (2) 2-4-08 : 41 & POR. OF 01

AREA:  
TOTAL AREA: 14.950 ACRES