

July 5, 2024

Committee Chair Tasha Kama  
Housing and Land Use Committee  
Maui County Council  
200 High Street, 7<sup>th</sup> Floor  
Wailuku, Hawai'i 96793

2024 JUL -5 AM 11:59  
OFFICE OF THE  
COUNTY COUNCIL

RECEIVED

SUBJECT: BILL 23 (2024), BILL 24 (2024) and BILL 25 (2024), Community Plan Amendment, Change in Zoning (Conditional Zoning), and Project District Amendment for Properties in Lana'i Project District 2 (Kō'ele), Lāna'i City, Lāna'i (HLU-23)

Dear Committee Chair Kama:

Thank you for the letter dated June 28, 2024 regarding the subject project. We reviewed the question on whether the project landowner, Pūlama Lāna'i, is in agreement with the Planning Director's (Director) June 14, 2024 responses to the Housing and Land Use Committee's (Committee) questions on the Project District Bill. Specifically, the letter requested confirmation on the Director's responses to Question 1 on the maximum height in Section 19.71.070 and response to Question 3, on the revision to language in Section 19.71.090 relative to erosion control measures.

With respect to the Project District bill, Question 1, the Planning Director stated the maximum height in Section 19.71.070 should be 35 feet. The property owner is in agreement with the Planning Director's response and confirm that it should be 35 feet.

With respect to the Project District bill, Question 3, the Planning Director agreed with a revision from "home" to "development" in erosion control measures stated in 19.71.090. The property owner is in agreement with the Planning Director's response.

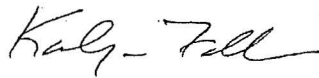
Additionally, with respect to the Director's response to the Change in Zoning bill Question 1 regarding Condition No. 9, the landowner is in agreement with the Planning Director's response and confirms that the language should not be altered and should be verbatim as approved by the Lāna'i Planning Commission. We are including the language for Condition 9 below for convenience:

**Condition 9:**

*That the declarant shall a) build a by-pass road, similar in concept to the road as shown in the Lānaʻi Community Plan, Exhibit E, adopted April 5, 1983, in conformance with the standards of the County, as approved by the Director of Public Works, and b) dedicate, in fee simple absolute, free and clear of all mortgage and lien encumbrances, the constructed by-pass road to the County, at no cost to the County, within 2 years of the date that an occupancy rate of 50% of the total number of single family and multifamily units specified in the Kōʻele Project District is reached; provided, however, that this condition may be eliminated by the Council if a Traffic Engineer provides a report showing that the roadway system then existing (within two years of reaching 50% occupancy) in and around Lānaʻi City is not determined to be operationally substandard under the level of rating criteria of Transportation Officials. (Original Condition 9 from Ordinance 2140 Bill No. 37 (1992)).*

Thank you for the opportunity to confirm the property owner's responses on these items. Should you have any questions, please contact me at (808) 244-2015 or email me at [Karlynn@munekiyohiraga.com](mailto:Karlynn@munekiyohiraga.com).

Very truly yours,



Karlynn Fukuda  
President

KF:yp

cc: Keiki-Pua Dancil, Pūlama Lānaʻi  
Kate Blystone, Department of Planning  
K:\DATA\Pulama Lānaʻi\Koele PD Ph I Amendment 2164\Applications\HLUC\HLUC.res.ltr.doc

## HLU Committee

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**From:** Yolanda Poouahi <yolanda@munekiyohiraga.com>  
**Sent:** Friday, July 5, 2024 12:12 PM  
**To:** HLU Committee  
**Cc:** planning@mauicounty.gov; current division; 'kdancil@pulamalanai.com'; Karlynn Fukuda  
**Subject:** Project District Amendment for Properties in Lana'i Project District 2 (Kō'ele), Lāna'i City, Lāna'i (HLU-23) - Response Letter to HLUC  
**Attachments:** Response Letter to HLUC (HLU-23) 07.05.24.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from yolanda@munekiyohiraga.com. [Learn why this is important](#)

**To:** Maui County Council  
Housing and Land Use Committee  
Council Services

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**From:** Karlynn Fukuda, President  
Munekiyo Hiraga

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### ATTACHMENTS

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| Date   | Description   |
|--------|---|
| 7/5/24 | Response Letter to Housing Land Use Committee (date stamped copy) |
|        |   |
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**Message:** Please see attached response letter submitted to HLUC today.

Should you have any questions, please contact Karlynn at (808)244-2015.

**cc:** Kate Blystone, Department of Planning  
Keiki-Pua Dancil, Pūlama Lāna'i

**Yolanda Poouahi**, Administrative Assistant  
Email: [yolanda@munekiyohiraga.com](mailto:yolanda@munekiyohiraga.com)



**MUNEKIYO HIRAGA**

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**Oahu:** 225 Queen Street, Suite 200, Honolulu, Hawaii 96813 **T:** 808.983.1233

**PLEASE NOTE NEW OAHU**

**ADDRESS**

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