

OFFICE OF THE COUNTY CLERK

COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/county/clerk

April 4, 2022

Honorable Tamara Paltin, Chair
Planning and Sustainable Land Use Committee
Council of the County of Maui
Wailuku, Hawaii 96793

Dear Chair Paltin:

Respectfully transmitted are copies of the following documents that were referred to your Committee by the Council of the County of Maui at its meeting of April 1, 2022:

BILL:

- No. 66 (2022) - "A BILL FOR AN ORDINANCE AMENDING SECTION 19.06.02, MAUI COUNTY CODE, ADOPTING DIGITAL ZONING MAP (4) AS THE OFFICIAL ZONING MAP FOR THE ISLAND OF MAUI"
- No. 67 (2022) - "A BILL FOR AN ORDINANCE FOR A CHANGE IN ZONING FROM INTERIM DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT FOR PROPERTY SITUATED AT KAUNAKAKAI, MOLOKAI, HAWAII, TAX MAP KEY (2) 5-3-002:049"

Also transmitted for your convenience are copies of communications received from the Planning Director pertaining to the bills.

Respectfully,

Handwritten signature of Kathy L. KaoHu in black ink.

KATHY L. KAOHU
County Clerk

/jym
Enclosures
cc: Director of Council Services

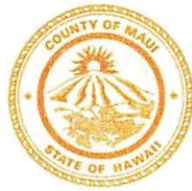
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OFFICE OF THE
COUNTY CLERK

RECEIVED

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



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



2022 MAR 21 PM 3:11

OFFICE OF THE
COUNTY CLERK

March 18, 2022

Honorable Michael Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Victorino 3/21/22
Mayor Date

For Transmittal to:

Honorable Alice Lee, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Chair Alice Lee and Members:

SUBJECT: RESOLUTION NO. 19-075 AND PROPOSED BILL TO CHANGE ZONING FROM INTERIM TO COUNTRY TOWN BUSINESS DISTRICT FOR APPROXIMATELY 32,068 SQ.FT. OF LAND FOR MOSS PROPERTIES LLC, LOCATED AT 80 MAKAENA PLACE, KAUNAKAKAI, ISLAND OF MOLOKAI, HAWAII; TMK: (2) 5-3-002:049 (CIZ 2019/0003)

The Department of Planning (Department) is transmitting for your review and action the Change in Zoning initiated by the Maui County Council pursuant to Resolution 19-75 to change zoning for the proposed property from "Interim" to "Country Town Business District, B-CT". A summary of the application is as follows:

| SUMMARY OF APPLICATION | |
|------------------------|--|
| Application | Change of Zoning |
| Applicant | Maui County Council |
| Owner | Moss Properties LLC |
| Tax Map Key | (2) 5-3-002:049 |
| Address | 80 Makaena Place, Kaunakakai, Island of Moloka'i |
| Area | 0.736 acres, approximately 32,068 square feet |
| Land Use Designations | State Urban District: Urban Moloka'i Island Community Plan – Business/Commercial Title 19, Zoning – Interim District Other: Special Management Area |
| Brief Description | County Council initiated a CIZ in order to change the zoning from interim zone to B-CT Country Town Business District for approximately 32,068 square feet of property in Kaunakakai on the island of Moloka'i |
| Public Hearing | Held by Molokai Planning Commission (Commission) on October 27, 2021 |

Honorable Michael Victorino, Mayor
For Transmittal to:
Honorable Alice Lee, Chair
March 18, 2022
Page 2

| | |
|----------------|--|
| Testimony | There were no written testimonies submitted to the Department and no public testimony was provided at the October 27, 2021 Commission meeting. |
| Recommendation | Recommended approval with no conditions |

The Council initiated this change in zoning for the subject parcel to create conditions where the zoning designation is consistent with its historical, present, and future uses as a commercial property (Resolution 19-075, passed unanimously April 5, 2019). This will support the diversification of Molokai's economy by allowing the existing commercial spaces to continue to be used by Molokai's small businesses. On October 27, 2021, the Molokai Planning Commission (Commission) voted to recommend approval of the request with seven ayes, one recused, and one excused.

Inasmuch as County Council (Council) approval is required for the Change in Zoning, the Department respectfully transmits the subject application to the Council for consideration. Accordingly, attached for your review are the following documents:

1. Department's Report and Recommendation
2. Minutes of October 27, 2021 Commission meeting; and
3. Signed Proposed Bill and Land Zoning Map No. 1827

Thank you for your attention to this matter. Should you have any questions, feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,



MICHELE MCLEAN, AICP
Planning Director

Attachments: Exhibits

xc: Clayton I. Yoshida, Planning Administrator (PDF)
Jacky Takakura, Acting Zoning Program Administrator (PDF)
Kathleen R. Aoki, Planning Program Manager (PDF)
Jeffrey Dack, Current Planning Division Supervisor (PDF)
Erin M. Derrington, Staff Planner (PDF)
Sybil K. Lopez, Staff Planner (PDF)
Molokai Planning Commission Members (PDF)
Moss Properties, Owner (PDF)
Project File
MCM:JD:EMD:lp
K:\WP_DOCS\Planning\CIZ\2019\0003_Moss_Properties\Council\Transmittal_Revised.doc

BEFORE THE MOLOKAI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Maui County Council

RESOLUTION NO. 19-075

**To change zoning from Interim to Country Town
Business District for approximately 32,068 sq.ft.
of property situated in Kaunakakai, at Maui Tax
Map Key (2) 5-3-002:049, Island of Molokai,
Hawaii**

DOCKET NO. CIZ 2019/0003

**Maui County Council, Resolution No. 19-
075
(S. Lopez)**

**MAUI COUNTY PLANNING DEPARTMENT'S REPORT
TO THE MOLOKAI PLANNING COMMISSION
OCTOBER 27, 2021 MEETING**

**DEPARTMENT OF PLANNING
COUNTY OF MAUI
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HI. 96793**

Change In Zoning

K:\WP_DOCS\PLANNING\CIZ\2019\0003_MossProperties\StafftoDecision\MoPCREPORT.doc

BEFORE THE MOLOKAI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Maui County Council

RESOLUTION NO. 19-075

To change zoning from Interim to Country Town Business District for approximately 32,068 sq.ft. of property situated in Kaunakakai, at Maui Tax Map Key (2) 5-3-002:049, Island of Molokai, Hawaii

DOCKET NO. CIZ 2019/0003

Maui County Council, Resolution No. 19-075
(S. Lopez)

DESCRIPTION OF THE PROJECT

Resolution No. 19-111, was adopted by the Maui County Council (Council), on April 5, 2019, and was received by the Maui County Planning Department (Department) on May 14, 2019.

The Council is considering a Change in Zoning from Interim to Country Town Business District for property consisting of approximately 32,068 sq.ft. situated at Kaunakakai, Molokai, Hawaii, identified for real property tax purposes as TMK (2) 5-3-002:049.

The property is owned by Moss Properties LLC. The Council initiated change in zoning for the subject parcel to create conditions where the zoning designation is consistent with its historical, present, and future uses as a commercial property. This will support the diversification of Molokai's economy by allowing the existing commercial spaces to continue to be used by Molokai's small businesses. (Exhibit: 1)

DESCRIPTION OF THE PROPERTY

1. The Property is approximately 32,068 sq.ft. located at 80 Makaena Place, Maui Tax Map Key (2) 5-3-002:049, Kaunakakai, Island of Molokai, Hawaii.
There are two buildings that exist on the property which encompasses a total of 9 units. Building 1 is approximately 3,820 square feet and is comprised of 7 units. Units 1-5 currently operates Izzy Auto Services which is an auto mechanic shop and open Monday through Friday from 9:00am to 4:00pm. Unit 6 is the existing self-service Laundromat and Unit 7 is the Laundromat storage. The Laundromat is open 7 days a week from 6:00am to 10:00pm. Building 2 is approximately 710 sq.ft. comprised of Unit 8 and 9 which currently operates the Lunchbox, a retail store and food take out with no seating for dine in. Operating hours are Monday through Friday from 10:00am to 3:00pm. **(Exhibit: 2)**

2. Land Use Designations --
 - a. State Land Use District -- Urban
 - b. Molokai Community Plan -- Business/Commercial
 - c. County Zoning -- Interim
 - d. Other -- Special Management Area

3. Surrounding Uses --

| | |
|----------|---|
| North -- | Vacant land |
| East -- | Makaena Place, State of Hawaii building |
| South -- | Molokai Fish N Dive gas station |
| West -- | Residential lands |

4. According to a recent update to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), the property is located in flood zone "X" and "XS" protected by the levee. **(Exhibit: 3)**

5. The proposed project is located within the Tsunami Evacuation Zone. **(Exhibit: 4)**

6. The project site is not located within the projected 3.2- foot sea level rise exposure area (Hawaii Climate Change Mitigation and Adaptation Commission, 2017). 3.2 foot rise in sea level is projected for the Hawaiian Islands by the mid- to latter half of the 21st Century based on the findings of the Hawaii Sea Level Rise Vulnerability and Adaptation Report that was prepared in 2017 by the Hawaii Climate Change Mitigation and Adaptation Commission. **(Exhibit: 5)**

APPLICABLE REGULATIONS

CHANGE OF ZONING

Pursuant to Title 19, Chapter 19.510, Section 19.510.020 B,

All amendments to this title, including zoning maps, and any amendments or modifications thereto, may be proposed by the County council and shall be processed as follows:

1. The planning director shall set the proposed amendment for public hearing on the agenda of the planning commission;
2. If a resolution of the County council initiated pursuant to the charter of the County is transmitted to the planning commission, the director shall set a public hearing date not later than sixty calendar days from the date of the receipt of the resolution of the County council and within one hundred twenty calendar days upon receipt of the resolution, the planning commission shall transmit its findings and recommendations to the County council.
3. The planning director shall notify the County council, and the appropriate State and County agencies, and those persons who requested notification of meetings pursuant to subsection A of this section.”

PROCEDURAL MATTERS -

1. On **April 5, 2019** the Council adopted Resolution 19-075.
2. On **May 14, 2019**, the Planning Department received the transmittal from Honorable Mayor Michael Victorino.
3. On **August 31, 2021**, at least 30 days prior to the hearing, the Maui County Planning Department mailed a notice to the owner and appropriate state and county agencies notifying them of the scheduled public hearing.
4. On **August 25, 2021**, at least 30 days prior to the hearing, the Maui County Planning Department mailed a notice to Honorable Councilmember Keani Rawlins-Fernandez agencies notifying them of the scheduled public hearing.
5. On **September 22, 2021** a notice of hearing on the application was published in the Maui News by the Maui County Planning Department.

6. On **September 22, 2021** a notice of hearing on the application was published in the Molokai Dispatch by the Maui County Planning Department.
7. The subject application does not involve an action that triggers compliance to Chapter 343, Hawaii Revised Statutes, relating to Environmental Impact Statements.

REVIEWING AGENCIES

| County Agencies: | Comment | Exhibit Number |
|--|----------------------|----------------|
| Department of Environmental Management | Response, No Comment | N/A |
| Department of Public Works | No Response | N/A |
| Department of Water Supply | Response, No Comment | 6 |
| Department of Fire & Public Safety | Response, No Comment | 7 |
| Department of Police | Response, No Comment | 8 |

| State Agencies: | Comment | Exhibit Number |
|-----------------------------|-------------|----------------|
| Department of <u>Health</u> | No Response | N/A |
| DLNR-DOFAW | No Response | N/A |

ANALYSIS

LAND USE

1. The proposed project is in conformance with the goals, objectives and policies of the Hawaii State Plan.
2. The subject property is in the State Urban District. The proposed uses are consistent with the Urban designation of the property. Chapter 205, Hawaii Revised Statutes, pertaining to the Land Use Commission (LUC), establishes four (4) major land use districts in which all lands in the state are placed. These districts are designated as "Urban", "Rural", "Agricultural", and "Conservation". The Urban District generally includes lands characterized by "city-like" concentrations of people, structures and services. The District also includes vacant areas for future development.

3. As stated in the Maui County Charter, as amended in 2002:

“The General Plan shall indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.”

The County of Maui 2030 General Plan Countywide Policy Plan, adopted by the Maui County Council on March 19, 2010, is the first component of the decennial General Plan update. The Countywide Policy Plan replaces the General Plan as adopted in 1990 and amended in 2002. The Countywide Policy Plan acts as an over-arching values statement and umbrella policy document for the Maui Island Plan and the nine Community Plans that provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future. The plan includes:

- 1. A vision statement and core values for the County to the year 2030**
- 2. An explanation of the plan-making process**
- 3. A description and background information regarding Maui County today**
- 4. Identification of guiding principles**
- 5. A list of countywide goals, objectives, policies, and implementing actions related to the following core themes:**
 - A. Protect the Natural Environment**
 - B. Preserve Local Cultures and Traditions**
 - C. Improve Education**
 - D. Strengthen Social and Healthcare Services**
 - E. Expand Housing Opportunities for Residents**
 - F. Strengthen the Local Economy**
 - G. Improve Parks and Public Facilities**

- H. Diversify Transportation Options
- I. Improve Physical Infrastructure
- J. Promote Sustainable Land Use and Growth Management
- K. Strive for Good Governance

The proposed CIZ project is in keeping with the following Countywide Policy Plan goals, objectives and policies:

THEME: Strengthen the Local Economy

GOAL: Maui County’s economy will be diverse, sustainable, and supportive of community values

Objective: Promote an economic climate that will encourage diversification of the County’s economic base and sustainable rate of economic growth

Policies:

- a. *Support efforts to improve conditions that foster economic vitality in our historic small towns*
- b. *Support public and private entities that assist entrepreneurs in establishing locally operated business.*

According to the 2018 Molokai Island Community Plan, the property is identified as Business/Commercial. The proposed action is in keeping with the following community plan recommendation: **(Exhibit: 9)**

Chapter 6. Land Use and Housing

Goal: Moloka’i’s land use pattern will protect agricultural lands, open space, natural and cultural resources, and support livable small towns and rural communities.

Policies

- 1. *Ensure all lands are zoned for specific land uses and zoning standards consistent with Plan policies*
- 4. *Limit urban zoning to areas designated for urban use on the Moloka’i Island Community Plan Land Use maps.*

Chapter 7. Community Design:

Design Principles

Preserve and maintain the traditional features of the built and natural landscape that reflect Moloka’i’s history and give the island its distinctive character.

Encourage a mix of land uses in Moloka'i's small towns.

Preserve and enhance the historic character of Moloka'i.

Goal: The rural character of Moloka'i's small towns and the island's open spaces will be maintained and enhanced

Policies

4. Maintain Kaunakakai's business development and historical character.

8. Concentrate future growth in and around existing development that maintains County rural standards and is located outside of the flood inundation zone.

- 4. Zoning -** The current zoning for the property is Interim zoning. The request is to change the the zoning from Interim District to Country Town Business District.

Under Section 19.510.040.4, Maui County Code – Change in zoning, a change in zoning approval must meet the following criteria:

a. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;

Comment: The proposed use meets the intent of the Countywide Policy Plan and the objectives and policies established in the *Moloka'i Island Community Plan*.

b. The proposed request is consistent with the applicable community plan land use map of the county;

Comment: The parcel is consistent with the Molokai Island Community Plan map as Business/Commercial designation. **(Exhibit: 9)**

c. The proposed request meets the intent and purpose of the district being requested;

Comment: MCC Section 19.15.010, referring to the intent and purpose of the Country Town Business District (B-CT), "A) Intended to establish development standards for business in smaller and/or remote communities. B) It is intended that the unique design character of these business districts be preserved and maintained to promote the "country town" atmosphere of these communities in Maui County. C) This B-CT zoning ordinance establishes the

means of implementing various provisions of Maui County community plans. Provisions in such community plans promote retention of certain aspects of the lifestyle that have developed over the years in the commercial areas of small and remote communities throughout Maui County. These communities traditionally feature single-unit retail establishments in separate buildings or units with a shared common wall. Structures, generally, are small in scale, oriented in heights to a pedestrian scale, and rustic in design. These areas differ from larger, modern urban centers that feature shopping centers and business establishments that utilize on-site parking.” The proposed rezoning will maintain the use of the parcel and meets the intent and purpose of the district being proposed.

d. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements;

Comment: The proposed rezoning will not produce a detrimental impact upon schools, parks, playgrounds, water, sewage, solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements.

e. The application, if granted would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area;

Comment: The proposed rezoning will not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area.

f. If the application for change of zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the U.S. Natural Resource Conservation Service.

Comment: The change in zoning does not involve the establishment of an agricultural district with a minimum lot size of two acres.

5. The subject property is located within the Special Management Area of the Island of Maui. The proposed rezoning meets the goals and objectives of Chapter 205A, Hawaii Revised Statutes (HRS) as follows:

Recreational Resources: The proposed rezoning will not impact coastal recreational resources. Existing access to and along the shoreline will

continue.

Historic Resources: No development is proposed at this time. No future adverse impacts to historic resources are anticipated, provided that consultation with the County off Maui Department of Planning And State Historic Preservation Division is conducted and appropriate mitigative measures are implemented.

Scenic and Open Space Resources: No development is proposed therefore the rezoning is not anticipated to have a substantial adverse impact to existing views nor will it adversely impact open space resources in the region beyond existing conditions.

Coastal Ecosystems: The subject parcel is approximately 1,600 feet from the shoreline, and includes no proposed development. Any future development will be subject to Special Managing Area Rules for review and approval by the Department of Planning and the Molokai Planning Commission.

Economic Uses: Continued and significant economic benefits are anticipated to occur from the proposed change in zoning. No significant adverse economic impacts anticipated. In the future, potential redevelopment on the site would support short-term construction and construction-related jobs, and longer term commerce.

Coastal Hazards: The applicant will work with the agencies to comply with the applicable provisions of the Federal Flood Insurance Program and County flood hazard district regulations.

Managing Development: Notice of hearing on the application was published in the Maui News and the Molokai Dispatch on September 22, 2021. In the event that future development is proposed a this location, compliance with existing governmental regulations including HRS 205A and the SMA Rules for the Molokai Planning Commission will be required.

Public Participation: Notice of hearing on the application was published in the Maui News and the Molokai Dispatch On September 22, 2021.

Beach Protection: The land proposed for rezoning is located approximately 1,600 from the shoreline and is not anticipated to impact beach processes.

Marine Resources: No development is proposed as part of the proposed action. Being located approximately 1,600 feet from the shoreline, the existing development and operation is not determined to have a significant impact on marine resources.

Is not contrary to the objectives and policies of chapter 205A, HRS: The proposed Change in Zoning does not include any actions considered to be, “development” pursuant to HRS 205A-22. The proposed Change in Zoning is determined to be consistent with the goals and objectives of Chapter 205A, Hawaii Revised Statutes (HRS)

INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

1. **Water** -- The subject property is served by the County of Maui, Department of Water Supply. There are two water meters that serve the property. For 2021, Meter 1 is a 5/8 inch pipe that has an average daily use of 675 gpd and Meter 2 is a 1.5 inch pipe that has an average daily use of 1,600 gpd. No impacts are anticipated as a result of this project.
2. **Sewers** -- The subject property is serviced by the County of Maui and treated at the Molokai Wastewater Facility. No impacts are anticipated as a result of this project.
3. **Drainage** -- There is no proposed change in drainage conditions as part of this proposed Change in Zoning.
4. **Roadways, Curbs, Gutters and Sidewalks** -- Access to the project site is from the south of the property along Makaena Place. There are no sidewalks, curbs, or gutters.
5. **Electrical and Telephone** -- Overhead/underground electrical and telephone service is available to the site. Overhead utility poles are located on adjacent properties. Services are currently provided and available to the project site. No impacts are anticipated as a result of this project.
6. **Parks** -- There are several parks in the Kaunakakai region that provide recreational opportunities to the community. The nearest park facilities are Kaunakakai Ball Park as a community park and Mitchell Pauole Community Center as a community center.
7. **Schools** -- The Kaunakakai region is served by Kaunakakai Elementary School, Molokai Middle School, and Molokai High School.
8. **Solid Waste** -- The nearest landfill site is Molokai Landfill.

No additional impacts on solid waste resources are anticipated as a result of the proposed Change in Zoning.

9. **Public Services** -- Fire protection is from the Kaunakakai Fire Station located approximately one mile away, at Alanui Kaimiike St., Kaunakakai.

The Molokai Public Library is at 15 Ala Malama Avenue, Kaunakakai

The Molokai Police Station is located approximately .3 miles away, at 130 Ainoa St., Kaunakakai.

The nearest hospital is Molokai General Hospital located approximately .5 miles away, at 280 Home Olu Place in Kaunakakai.

No adverse impacts on police and fire protection services, and medical services are anticipated.

SOCIO-ECONOMIC IMPACTS

There is no construction proposed or anticipated.

ENVIRONMENTAL IMPACTS

There are no noise and air quality impacts anticipated beyond existing conditions.

TESTIMONY

As of September 17, 2021 the Planning Department has received no testimony.

ALTERNATIVES

1. **Deferral.** The Commission may defer action to another meeting date in order to obtain additional information that will assist in their deliberation on the request.
2. **Recommend approval with no conditions.** The Commission may take action to recommend that the County Council approve the rezoning without imposing any conditions.
3. **Recommend approval with conditions.** The Commission may take action to recommend that the County Council approve the rezoning with conditions.
4. **Denial.** The Commission may take action to recommend that the County Council deny the rezoning

CONCLUSIONS OF LAW

A Change in Zoning is reviewed pursuant to MCC Section 19.510.040, by which the appropriate planning commission shall hold a public hearing on all applications for zoning changes and make a recommendation to the County Council. The Council may grant a CIZ if the following criteria are met:

1. *The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;*
2. *The proposed request is consistent with the applicable community plan land use map of the county;*
3. *The proposed request meets the intent and purpose of the district being requested;*
4. *The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences, and improvements;*
5. *The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and,*
6. *If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, agricultural feasibility study shall be required and reviewed by the Dept. of Agriculture and the US Soil and Conservation Service.*

Commercial uses are known to have operated from the subject parcel for many decades, and are interpreted to be legally nonconforming. The proposed site is zoned "Interim". The purpose of interim zoning is to provide interim regulations pending the formal adoption of a comprehensive zoning ordinance and map which considers orderly development in accordance with the land use directives of the Hawaii Revised Statutes, the revised charter of the County, and the general and the community plans of the County. The CIZ will change the zoning from "Interim" to "Country Town Business District", consistent with past and existing uses. The proposed action is consistent with and is supported by the above listed criteria for a CIZ.

RECOMMENDATION

Change in Zoning (CIZ)

The Department recommends to the Commission that it recommend "approval" to the Maui County Council of the CIZ for Tax Map Key (2) 5-3-002:049 from "Interim" to "Country Town Business District."

In consideration of the foregoing, the Planning Department recommends the Molokai Planning Commission recommend approval of the District Boundary Amendment and Change in Zoning requests and adopt the Department of Planning's Report and Recommendation prepared for the October 27, 2021, meeting and authorize the Planning Director to transmit said Report and Recommendation statements to the Maui County Council.

APPROVED:


for MICHELE MCLEAN, AICP
Planning Director

Resolution

No. 19-75

REFERRING TO THE MOLOKAI PLANNING COMMISSION A PROPOSED BILL TO CHANGE THE ZONING FROM INTERIM ZONE TO B-CT COUNTRY TOWN BUSINESS DISTRICT FOR APPROXIMATELY 32,068 SQUARE FEET OF PROPERTY IN KAUNAKAKAI, MOLOKAI, HAWAII, IDENTIFIED AS TAX MAP KEY (2) 5-3-002:049

WHEREAS, the Council is considering a proposed bill to change the zoning from Interim Zone to B-CT Country Town Business District for that certain real property situated in Kaunakakai, Molokai, Hawaii, identified for real property tax purposes as tax map key (2) 5-3-002:049, comprised of approximately 32,068 square feet; and

WHEREAS, the Change in Zoning would make the zoning consistent with the subject property's land use designation in the Molokai Island Community Plan, established by Ordinance 4920 (2018); and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, require that the appropriate planning commission review proposed land use ordinances and amendments thereto, and provide findings and recommendations to the Council; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it hereby refers the proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM INTERIM ZONE TO B-CT COUNTRY TOWN BUSINESS DISTRICT FOR APPROXIMATELY 32,068 SQUARE FEET OF PROPERTY IN KAUNAKAKAI, MOLOKAI, HAWAII, IDENTIFIED AS TAX MAP KEY (2) 5-3-002:049," a copy of which is attached hereto as Exhibit "1" and made a part hereof, to the Molokai Planning Commission for appropriate action, pursuant to Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended; and

Resolution No. 19-75

2. That it respectfully requests that the Molokai Planning Commission transmit its findings and recommendations to the Council as expeditiously as possible; and
3. That certified copies of this resolution be transmitted to the Mayor, the Planning Director, and the Molokai Planning Commission.

APPROVED AS TO FORM AND
LEGALITY



DAVID A. GALAZIN
Deputy Corporation Counsel
County of Maui
2019-0101
PSLU-23 2019-02-05 Reso CIZ Kaunakakai

ORDINANCE NO. _____

BILL NO. _____ (2019)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM INTERIM ZONE TO B-CT COUNTRY TOWN BUSINESS DISTRICT FOR APPROXIMATELY 32,068 SQUARE FEET IN KAUNAKAKAI, MOLOKAI, HAWAII, IDENTIFIED AS TAX MAP KEY (2) 5-3-002:049

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

SECTION 1. Pursuant to Chapters 19.15 and 19.510, Maui County Code, a change in zoning from Interim to B-CT Country Town Business District is hereby granted for that certain real property situated in Kaunakakai, Molokai, Hawaii, identified for real property tax purposes as tax map key (2) 5-3-002:049, identified in Exhibit "A," attached hereto and made a part hereof, and in Land Zoning Map No. L-_____, attached hereto as Exhibit "B" and made a part hereof.

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

APPROVED AS TO FORM AND LEGALITY:

**Department of the Corporation Counsel
County of Maui**

paf:ldm:18-294c

EXHIBIT 1

Controls

- Available Layers
 - Parcels
 - Sales
 - Parcel Numbers
 - Pending Parcel Changes
 - Roads
 - Tsunami Evacuation Zones
 - Flood Hazard Areas
 - Neighborhood Code
 - State Land Use Districts
 - Special Management Area
 - Pictometry (2014)
 - Aerials (Esri)
 - Street Map

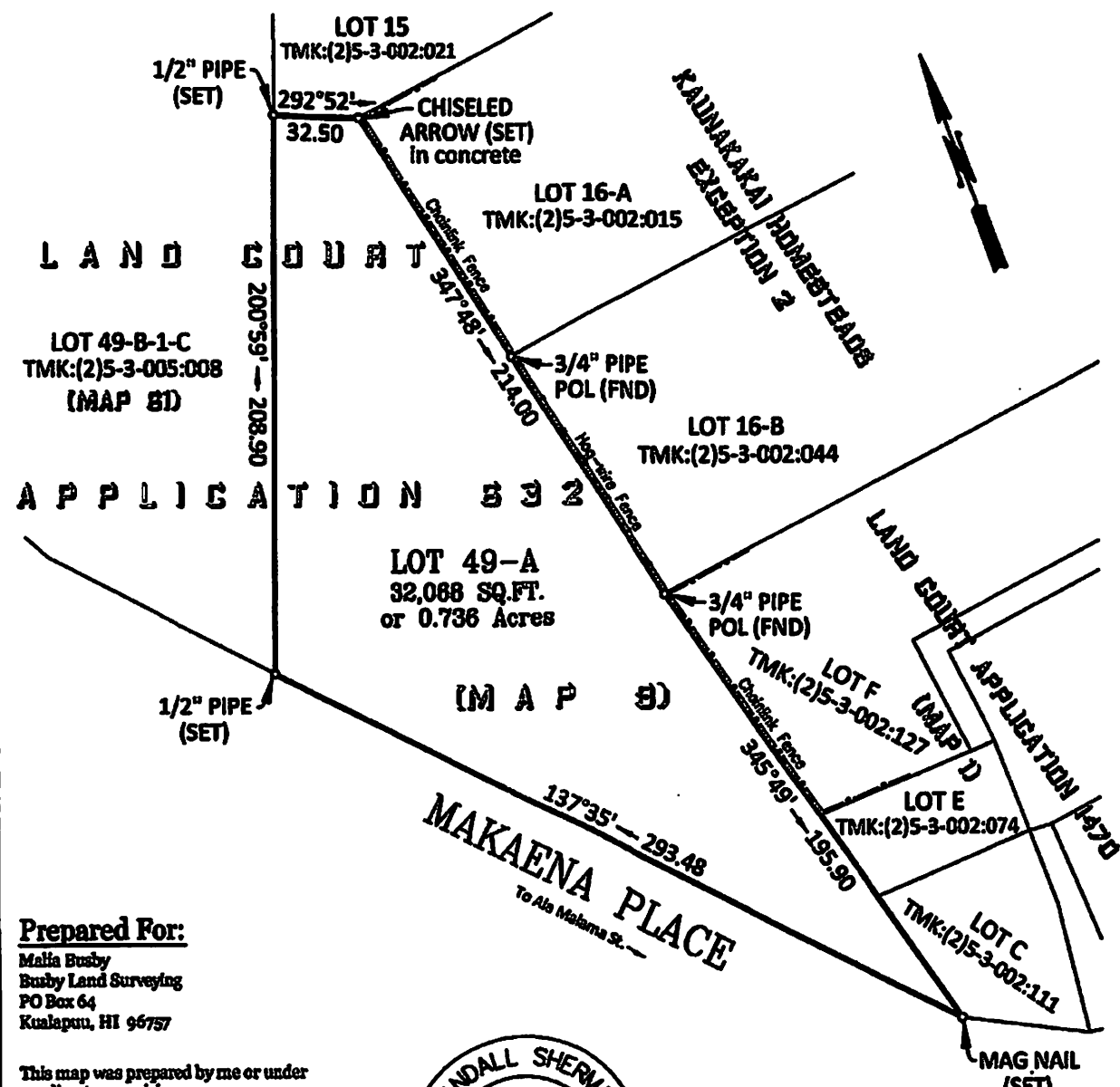


[Show Scale](#)

Copyright © 2010 qPublic.net

21°09'56.6"N 157°01'22.4"W 121°435 37 0226



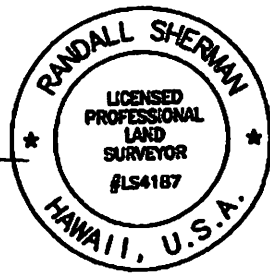


Prepared For:

Malia Busby
Busby Land Surveying
PO Box 64
Kualapuu, HI 96757

This map was prepared by me or under my direct supervision.

Randall Sherman
Licensed Professional Land Surveyor
State of Hawaii Certificate Number LS4187
License Expiration Date: April 30, 2018
Land Court Certificate Number 189



**Exhibit Showing
LOT 49-A
of
LAND COURT APPLICATION 632
(Map 9)**

Situated at
Kaunakakai, Molokai, Hawaii

NOTES:

1. This map is based on an actual field survey performed on 16 AUG 16.
2. Unless shown herein no encroachments were noted during the course of this survey.
3. POL: Point-on-line



EXHIBIT "B"

COUNCIL OF THE COUNTY OF MAUI

WAILUKU, HAWAII 96793

CERTIFICATION OF ADOPTION

It is HEREBY CERTIFIED that RESOLUTION NO. 19-75 was adopted by the Council of the County of Maui, State of Hawaii, n th 5th day of April, 2019, by the following vote:

| MEMBERS | Kelly T. KING Chair | Keani N. W. RAWLINS-FERNANDEZ Vice-Chair | G. Riki HOKAMA | Natalie A. KAMA | Alice L. LEE | Michael J. MOLINA | Tamara A. M. PALTIN | Shane M. SINENCI | Yuki Lei K. SUGIMURA |
|------------------|--------------------------------|---|-----------------------|------------------------|---------------------|--------------------------|----------------------------|-------------------------|-----------------------------|
| ROLL CALL | Aye | Aye | Aye | Aye | Aye | Aye | Aye | Aye | Aye |



COUNTY CLERK

MOSS PROPERTIES LLC
80 MAKAENA PLACE, KAUNAKAKAI HI 96748
TMK: (2) 5-3-002:049

REPORT FOR COUNCIL INITIATED CHANGE IN ZONING
Revised July 14, 2020

Email from Michele McLean dated June 10 2019 attached with instructions to provide the foregoing:

D5. Location Map
See attached maps

D7. Analysis of ways in which application conforms to policies and objectives of Molokai Community Plan

5 Economic Development

C. GOAL, POLICIES, ACTIONS

Goal A stable, balanced, diversified, and sustainable economy, respecting cultural and natural resources, that is compatible with Moloka'i's rural island lifestyle.

Policies

1. Support diversification of Molokai's economy.

Analysis: The Council Initiated change in zoning for the subject parcel will create conditions where the zoning designation is consistent with its historical, present, and future uses as a commercial property. This will support the diversification of Molokai's economy by allowing the existing commercial spaces to continue to be used by Molokai's small businesses.

6 Land Use and Housing

E: GOAL, POLICIES, AND ACTIONS

Goal Moloka'i's land use pattern will protect agricultural lands, open space, and natural and cultural resources, and support livable small towns and rural communities.

Policies

1. Ensure all lands are zoned for specific land uses and zoning standards consistent with Plan policies.

Analysis: The Council Initiated change in zoning for the subject parcel will create conditions where the zoning designation is consistent with its historical, present, and future uses as a commercial property. The subject parcel is located in an area of existing commercial uses.

4. Limit urban zoning to areas designated for urban use on the Moloka'i Island Community Plan Land Use maps (see Maps 6.2 - 6.4).

Analysis: The subject parcel is designated for urban use on the above indicated Moloka'i Island Community Plan Land Use maps.

7 Community Design

C. GOAL, POLICIES, AND ACTIONS

Goal The rural character of Moloka'i's small towns and the island's open spaces will be maintained and enhanced.

Policies

4. Maintain Kaunakakai's business development and historical character.

Analysis: The Council Initiated Change in Zoning of the subject parcel will help to maintain Kaunakakai's business development and historical character by allowing the existing past and present commercial use to continue into the future in Kaunakakai, Molokai's business center.

D8. Detailed land use history of parcel(s) to include former and existing state and county land use designations, violations and uses.

Reply: See attached additional information labeled D8-Detailed Land Use

D9. Archaeology

D10. Secondary Impacts

D11. Traffic

D12. Agriculture

Reply: The Council Initiated Change in Zoning will recognize long-standing existing uses, will result in no change or expansion of use at this time, and will therefore have no related impacts. If any changes or expansion are proposed in the future, SMA review will be required and impacts will be assessed at that time.

D13. Water

Reply: Water service is provided by the County of Maui Department of Water Supply. There are two water meters that serve the property. Current usage for the laundromat and car service garage has averaged 50,000 to 60,000 gallons per month over the last year. Current usage for the lunchbox building has averaged 10,000 to 20,000 gallons per month over the last year.

D14. Sewage

Reply: Sewer service is connected to the County of Maui Sewer system and treated at the Molokai sewer treatment facility.

D15. Solid Waste

Reply: The property owner has a contract with Island Refuse. Solid waste from the shop and laundromat is collected onsite in a refuse container which is picked up and emptied every two weeks. The front retail store is in charge of their own solid waste disposal. Scrap metal is collected in a bin and taken to the Naiwa Landfill recycling center on an as needed basis. Oils, such as engine oil, transmission oil and other types of oils from cars are collected and disposed of twice per year by Unitek Contracting Group, an off island company.

D16. Environmentally Sensitive Areas

Reply: Not applicable.

D17. Drainage

Reply: There is no proposed change in topography or improvements. All runoff generated by the existing improvements will continue to be retained on the property.

D18. Identification and summary of all meetings held between Applicant and any community group

Reply: There were no meetings held between the Applicant and any community group. The Applicant did send certified letters to every neighboring parcel, copies of which and the feedback from them are attached as submitted.

D19. See attached photos

D20. Development Schedule

Reply: We hope to do repairs and renovations within 24 months and SMA permits will be submitted accordingly.

D22. Existing Business Operations

Reply: See attached as submitted.

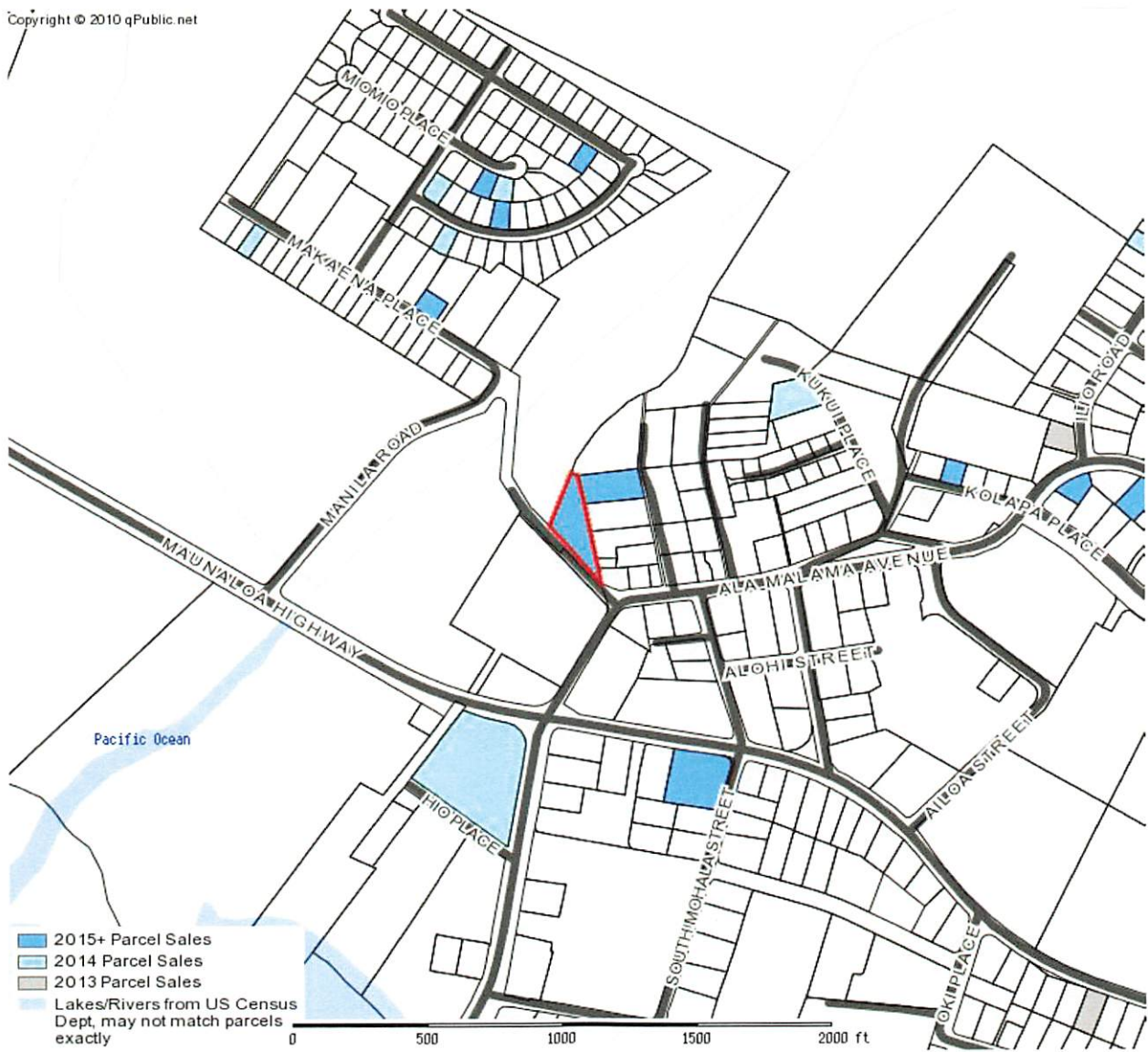
D23. Traditional Trails

Reply: Not applicable.

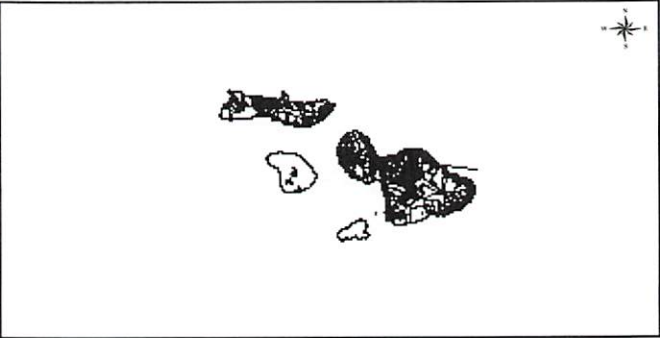
D24. Identification of Chemicals

Reply: Chemicals are used from time to time on an as needed basis in the normal operations and maintenance of the property. Chemicals used are off the shelf consumer chemicals and are used in compliance with labeled instructions.

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| Moss Map | | | |
|-------------------------------|---|----------------|--------------|
| Parcel: 530020490000 Acres: 0 | | | |
| Name: | MOSS PROPERTIES LLC | Land Value | \$134,700.00 |
| Site: | 80 MAKAENA PL | Building Value | \$174,400.00 |
| | \$3280,000 on 06-2016 Vacant=T9671243 Qual=11 | Misc Value | \$0.00 |
| Mail: | PO BOX 915 KAUNAKAKAI HI 96748 | Just Value | \$0.00 |
| | | Assessed Value | \$309,100.00 |
| | | Exempt Value | \$0.00 |
| | | Taxable Value | \$309,100.00 |



The Maui County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER MAUI COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---
Date printed: 04/16/18 : 17:07:17



Parcel Information

Parcel Number 530020490000
 Location Address 80 MAKAENA PL
 KAUNAKAKAI HI 96748
 Neighborhood Code 5311-3
 Legal Information LOT 49-A MAP 9 LCAPP 632 32,068 SF
 Land Area 32068 Square Feet
 Parcel Note

[View Map](#)

Owner Information

Owner Names
 MOSS PROPERTIES LLC Fee Owner

Assessment Information

| Year | Tax Class | Millage |
|------|------------|---------|
| 2020 | COMMERCIAL | \$1 |

Current Tax Bill Information

| Tax Period | Description |
|------------|--------------------------------|
| 2019-1 | Real Property Tax |
| 2019-2 | Real Property Tax |
| 2020-1 | Real Property Tax |
| 2020-2 | Real Property Tax |
| | Tax Bill with Interest compute |

Historical Tax Information

| Year | Tax |
|----------------------|------------|
| 2020 | \$2,222.89 |
| 2019 | \$2,417.27 |
| 2018 | \$2,240.98 |
| 2017 | \$2,119.94 |
| 2016 | \$2,524.50 |
| 2015 | \$2,546.94 |

[Click a year to see tax payment information for the year.](#)

Improvement Information

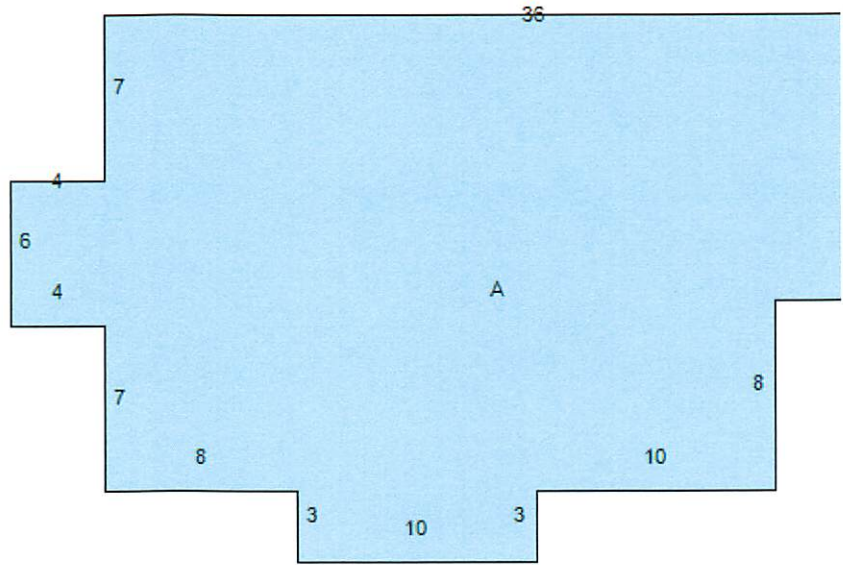
| | | | |
|-------------------|--------------|------------------------------|---------------------|
| Building Number | 1 | Heating/Cooling | NONE |
| Style | Contemporary | Exterior Wall | REDWOOD/CEDAR |
| Year Built | 1934 | Bedrooms/Full Bath/Half Bath | 2/1/0 |
| Eff Year Built | | Roof Material | Composition Shingle |
| Percent Complete | 100% | Fireplace | No |
| Living Area | 710 | Grade | 2- |
| Construction Type | Frame | Building Value | \$36,200 |

Commercial Improvement Information

| Building Number | 2 | % Complete | 100% | | | | | |
|-----------------|---------|-------------------------|-----------|--------------|-------------|---------------|------|--------------------------|
| Building Type | | Building Square Footage | 3,820 | | | | | |
| Year Built | 1934 | Value | \$179,900 | | | | | |
| Eff Year Built | | | | | | | | |
| Section | Floor # | Area | Perimeter | Occupancy | Wall Height | Exterior Wall | Rank | Building Class |
| 1 | 01 | 3820 | 433 | Retail Store | 10 | Default Walls | 1 | Wood/Steel Framing s1 p8 |

Accessory Information

| Building Number | Description | Dimensions/Units | Year Built | Percent Complete | Value |
|-----------------|--------------------|------------------|------------|------------------|---------|
| 1 | FRAME UTILITY SHED | 0x0 96 / 1 | 1939 | 100% | \$2,600 |

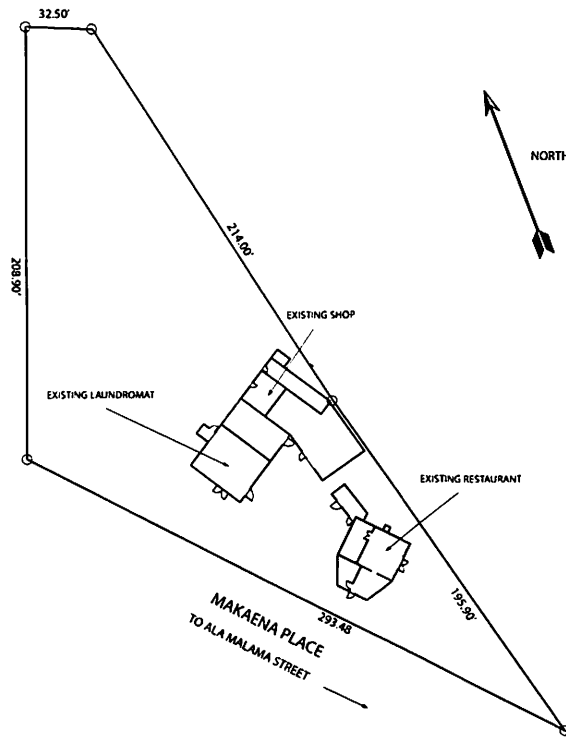


PROPOSED INTERIOR RENOVATIONS FOR:

MOSS PROPERTIES

80 MAKAENA PLACE, KAUNAKAKAI HI 96748

TMK: (2) 5-3-002:049



| REVISION | BY |
|----------|----|
| | |
| | |
| | |
| | |
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| | |
| | |
| | |
| | |



ADS
Architectural Design Services
P.O. Box 1118
Honolulu, HI 96801
Tel: (808) 532-2211
Fax: (808) 532-2212
E-mail: ads@ads-hawaii.com



| | |
|------------|----------|
| Date | AS NOTED |
| Scale | -- |
| Drawn | -- |
| Checked by | -- |
| Job | -- |
| Sheet No | -- |

of Sheets



BASEMAP: FIRM BASEMAP



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: MAUI
 TMK NO: (2) 5-3-002:049
 WATERSHED: KAMILOLOA; KAUNAKAKAI
 PARCEL ADDRESS: ADDRESS NOT DETERMINED
 KAUNAKAKAI, HI 96748

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 04, 2015
 LETTER OF MAP CHANGE(S): 16-09-0721P
 FEMA FIRM PANEL - EFFECTIVE DATE: 1500030187F - NOVEMBER 04, 2015
 1500030190E - SEPTEMBER 25, 2009

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

| | |
|--|---|
| | Zone A: No BFE determined. |
| | Zone AE: BFE determined. |
| | Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined. |
| | Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. |
| | Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined. |
| | Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined. |
| | Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE. |

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

| | |
|--|--|
| | Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. |
| | Zone X: Areas determined to be outside the 0.2% annual chance floodplain. |

OTHER FLOOD AREAS

| | |
|--|---|
| | Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities. |
|--|---|

D8 – Detailed Land Use (updated 9/30/2021)

This is what I could piece together by going through county records and talking with previous owners and tenants. Attachments are included labeled **A – I**. **Attachment I**, is a sketch of property and units are numbered **1-9** to help with referencing locations of businesses. Also, we Michael R. Moss Jr and Kaleialoha Moss own Moss Properties, The Olde Laundrymat, and Izzi Auto Services LLC, just for clarification.

1934 - 1939 –

Per County of Maui's Real Property Tax Assessment website, under commercial improvement information there is a 3,820 square foot retail store built in 1934, under improvement information there is a 710 sq ft residence that was 2 bedroom and 1 bath built in 1934 and under accessory information there is a utility shed built in 1939. (**Tax Map Info is included in packet elsewhere**)

9/28/1941-

Parcel 49 divided into 49-a and 49-b (we own 49-a) owned by Molokai Ranch (**A**)

Lot 49-a .736 acre or 32068sq ft

10/20/1941-

Molokai Ranch sold lot 49-a to William Aki (**B**)

7/6/1945-

William Aki died

From 1945 to 1966 looks like there was issues with probate and reassigning the property (**C**)

1/10/1944 or 1/15/1946-

Got a copy of the county permit showing the buildings and some of the buildings are designated for laundry and an office, proving there has been commercial activity on the property since the 1940's (**D**)

Approximately 1964 – 1970-

Spoke to Bucky Afelin who was a previous tenant of the residence that was on the property when he was a child. He remembers that the main building (units 1-6) was used by the laundrymat and being run by Betty Puaa, it also was a dry cleaner/ steam cleaners. There was someone living in unit 7 and units 8-9 were being used by an electrician, Charlie Young, for storage of his equipment (per another tenants recollection would seem units 8-9 were being used for electrical equipment up until around 1982.)

6/3/1966-

Through probate court property was given to Louise A Soong and William George Ahuna Aki (**E**) brother and sister.

1977 –

Pacific Electro-Mechanical began renting back portion of property (**units 1-5**), operated by Sid Kent, still in business but in Oahu, spoke to him for history. They did welding, heavy equipment, lathing. He also told me that there was a house on the property that he did live in around 1985 until he left for Oahu in 1987. (I don't have any more info on the house that was on the property, it isn't on the property anymore so no idea when it was torn down)

1982 –

Front building (**units 8-9**) rented to Molokai Buyers, Inc., a health food cooperative with a Board of Directors elected by the members. Molly Rae Bruhjell, was hired as a manager and gives her account (**F**)

Previous tenant had stored electrical supplies there for his service business.

1984/1985-

Molokai Buyers Inc, started making juices, smoothies, sandwiches, burritos and 3 bean salads. At some point they had to comply with county health standards and then starting hot foods.

9/7/1984-

Agreement of Sale to William F Pfeil (**E**) property was owner financed and William George Ahuna Aki and Louise A Soong were still on the property until loan was paid off. William (Bill) Pfeil emailed his account of property (**G**), sidenote – Bill mentioned in his email the Molokai Taro Chip company, that company was operated out of **unit 7** and was a certified commercial kitchen at that point.

According to William Pfeil the laundrymat (**unit 6**) was operating but was poorly ran and after 2 months tenants abandoned business, so William Pfeil took over the operations.

1987 –

Molokai Buyers Inc, sold business to Dennis Turner doing business as The Outpost, still retailing fresh produce and selling hot food and smoothies.

Pacific Electro Mechanical left (**units 1-5**)

Late 80's –

Bobo's Auto Repair operated in **units 1-5**, not sure for how long but according to Bobo Alcon, it was in the late 80's, he moved in after Pacific Electro Mechanical left and then when he left Ben Turner took over **units 1-5** to do wood working.

9/21/1999-

Warranty Deed from William George Ahuna Aki and Louise A Soong Trustees TO William Forrest Pfeil (**H**)

9/10/2009 –

Assumption deed from William Forrest Pfeil to Edwin (Eddie) Vincent Mederios and Diane Elizabeth (**H**)

2011 –

We (Izzi Auto Services) began renting space (**unit 1**) from Eddie Medeiros, we are an auto repair shop.

At the time we started renting, Eddie and Diane Mederios were running the laundrymat (**unit 6**), Dennis Turner was renting **unit 8-9** and operating as the Outpost, Ben Turner was renting **unit 2-5** and was a building contractor and did wood working and granite work out of his area. **Unit 7** was used as storage space for laundrymat equipment.

6/24/2016-

Warranty Deed from Edwin (Eddie) Vincent Mederios and Diane Elizabeth to Moss Properties (us) (**H**)

When we bought the property –

Izzi Auto was still located in **unit 1**

Ben Turner was still renting **unit 2-5**

We took over operations and ownership of The Olde Laundrymat in **unit 6**

Dennis had left and the Outpost shut down, new renters came in and opened Fiesta Marketplace in **unit 8-9**, selling fresh produce and smoothies, plate lunches, gelato

Unit 7 was still being used for storage for laundrymat equipment

2016/2017 –

Ben Turner left **units 2-5** at some point during this time and then Tom Lefler another building contractor started renting **units 3-5** for supply storage and to do granite work as well. Izzi Auto took over some of the space in **unit 2**.

Fiesta Marketplace shut down and new renters came in and opened The Lunchbox in **units 8-9**, they sold plate lunches and small food related items

Auto Detailing business started renting a portion of **unit 7** the rest was still used for storage of laundrymat equipment

2018 – present

Tom Lefler left and Izzi Auto took over **units 1-5**

We are still operating The Olde Laundrymat in **unit 6**

The Lunchbox is still currently renting **unit 8-9**, though ownership changed hands

Auto Detailing business shut down in **unit 7** and now it is only used for storage of laundrymat equipment and miscellaneous things.

Current uses of unit:

1 – Izzi Auto storage of auto parts

2- Izzi Auto partially for tire mounting and balancing and partially for storage

3- Izzi Auto office

4- Izzi Auto storage of parts and still some of the contractors left over stuff that needs to be cleaned out

5- Izzi Auto auto repairs

6- The Olde Laundrymat - self service laundrymat

7- Storage of laundrymat equipment and other items

8- The Lunchbox storage and bathroom

9- The Lunchbox retail store, kitchen, office space

(A)

A

| SOURCE | | LOCATION | | DIVISION | | | | | | | |
|-------------------------------------|---------|--|--------|-------------|----------|------------|-----------|--|--------------------------|------|--|
| BY | DATE | | | ZONE | SEC | PLAT | PARCEL | | | | |
| <i>[Signature]</i> | 9/28/41 | | 1941 | 5 | 302 | | 49 | | | | |
| <i>M-59-1/2</i> | | <i>Route Slip</i> | | | | | | | | | |
| | | <i>Parcel 49 now lot 49-A of</i> | | | | | | | | | |
| | | <i>Ld. Ct. App. 632.</i> | | | | | | | | | |
| | | <i>Formerly for Lot 49, now</i> | | | | | | | | | |
| | | <i>subdivided into lot 49-A & 49-B</i> | | | | | | | | | |
| | | <i>Change of area as per Ld. Ct. App 632</i> | | | | | | | | | |
| TAX MAPS | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | | | | | | | | | | | |
| TAX OFFICE | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | | | | | | | | | | | |
| TRACING | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | | | | | | | | | | | |
| ROUTE SLIP | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | | | | | | | | | | | |
| SKETCH | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | | | | | | | | | | | |
| ADJOINING PARCELS | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | | | | | | | | | | | |
| FB LEDGER | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | | | | | | | | | | | |
| RETURN PLATE | | | | | | | | | | | |
| <input checked="" type="checkbox"/> | | | | | | | | | | | |
| FORMER KEY | | | | CHANGE | | | | FINAL DATA AS SHOWN ON TAX MAPS AS OF <i>9/28/41</i> | | | |
| ZONE | SEC | PLAT | PARCEL | ZONE | SEC | PLAT | PARCEL | AREA | OWNER | INT. | |
| | | | | <i>Area</i> | <i>5</i> | <i>302</i> | <i>49</i> | <i>0.736ac</i> | <i>Meloksi Ranch Ltd</i> | | |

2

C

| SOURCE: J Louis, Jr & F A Alameda | | LOC. & TITLE: Kaunakakai, Molokai Lot 49-A ICApp 632 | | 1956 | | DIV. 5 3 02 49 | |
|--|---|---|--------------------------|------|--|----------------|--|
| BY: sf | DATE: 9/27/56 | DEED, ETC.: | TMB NO. | | | | |
| BY: | DATE: | | | | | | |
| NO. | GRANTOR ETC. | AREA OF PARCEL | GRANTEE ETC. | | | | |
| 1 | TMB 564 '41 JHH 10/30/41 D: Molokai Ranch, Ltd. Cert 24886 Cons: \$10 RS\$1.10 9/9/41 9/17/41 | 0.736 Ac | To: William Aki | | | | |
| 2 | TMB 667 '45 LLG 10/8/45 Prob 4240: William Ahuna Aki Est 2nd Cir Died 7/6/45 Exrx: Elizabeth A Aki Pet 7/19/45 F/D: 5302-49, Ownership. | 0.736 Ac | To: William Aki Estate | | | | |
| 3 | TMB 369 '47 Amy/RB 9/19/47 F/O/D: William Ahuna Aki to Elizabeth A Aki Prob 4240 F/O 7/31/46. (See Item #4) F/D: 5302-49, Owner. | 0.736 Ac | To: Elizabeth A Aki | | | | |
| 4 | TMB 737 '56 sf 9/27/56 R/S: Court records show that Wm Ahuna Aki Est is still pending. No notation of death on Cert 24886. (See Over) F/D: 5302-49, Ownership. | 0.736 Ac | To: William Aki (Estate) | | | | |
| 5 | TMB 5146 '65 (5208-43 etc)RU/sy 2/24/66 DECREE: Est of William Ahuna Aki Probate No. 4240, 2nd Cir Bk 5193 p 155 11/19/65 11/22/65 KEYED ONLY | 0.736 Ac | de | | | | |
| (Continued) | | | | | | | |
| NOTE: LAST AREA & GRANTEE FINAL DATA AS SHOWN ON TAX MAPS. | | | | | | | |

TERRITORY OF HAWAII
TAX COMMISSIONER
NATION MAPS BUREAU

TAX MAPS, TITLE HISTORY & RECORDS

FURTHER REF FOR ITEM 4:

Excerpt fr letter of F A Alameda, dated 9/25/56:

"Re: Probate #4240: On July 11th, 1945, George Kalani Aki petitioned the Court for the administration of the Estate of William Ahuna Aki deceased and on July 12th, 1945 the court appointed Elizabeth Ahia Aki as temporary administratrix of said estate. Few days later, Mrs. Aki discovered that there was a Will made by her deceased husband and on July 16th, 1945 she petitioned the Court to admit the Probate of said Will. The Court appointed her as Executrix of said estate on August 17th, 1945.

On July 31st, 1946 the Court ordered the accounts of the temporary administratrix closed and directed her to turn over all of the property of said estate to Elizabeth Ahia Aki, Executrix of the Estate of William Ahuna Aki. As of August 31, 1956, the Estate of William Ahuna Aki is still pending."

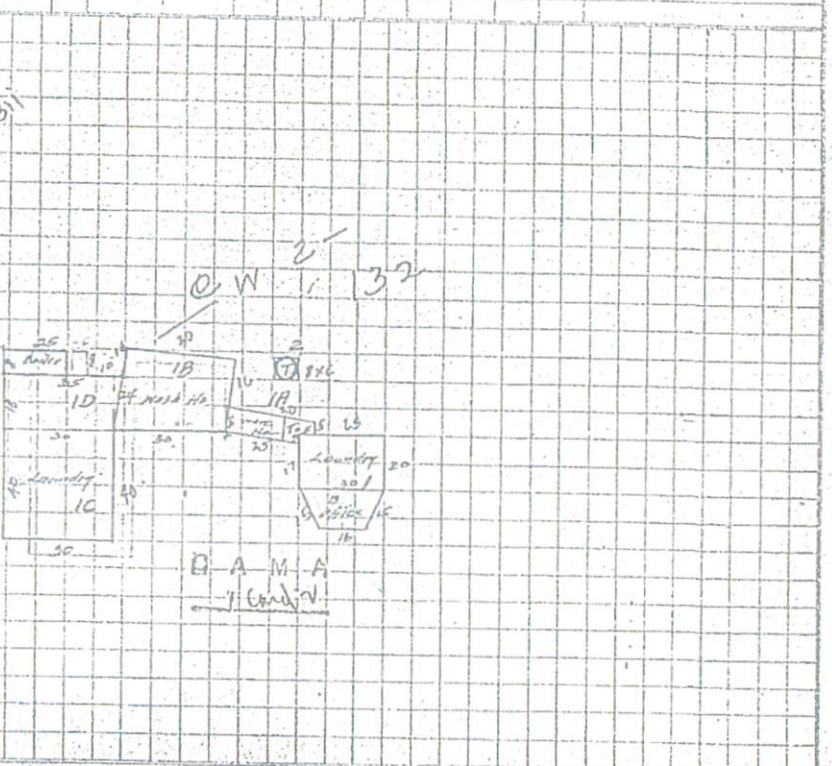
D

D

| PERMIT NO. | DATE | AMOUNT | CONTRACTOR | SURVEY BY | DATE | REMARKS |
|------------|------|--------|------------|-------------|--------------------|---------|
| | | | | <i>Boyd</i> | 1/19/44 1/15/46 | |

| NO. | QTY | USE | STORY | CLAS | FLOOR | EXTRACTION | FOUNDATION | ROOF | EXTERIOR | INTERIOR | NO. REQ. | FLOORING | BATH ROOMS | BATHS | TUB | TOILET | BATH | SINK | FRAT | WATER | ELEC | PL |
|-----|-----|----------------|-------|------|-------|------------|------------|----------|----------|----------|----------|----------|------------|-------|-----|--------|------|------|------|-------|------|----|
| 1 | 1 | Office | 1 | 3 | QW | Wood frame | concrete | Asph/Flt | Brk | concrete | 2 | concrete | | | | | | | | | | |
| 1A | 1 | Wood | 1 | 3 | 2 | " | " | Asph/Flt | Brk | concrete | 2 | concrete | | | | | | | | | | |
| 1B | 1 | Wood | 1 | 3 | 2 | " | " | Asph/Flt | Brk | concrete | 1 | concrete | 1 | | | | | | | | | |
| 1C | 1 | Wood | 1 | 3 | 2 | " | " | Asph/Flt | Brk | concrete | 1 | concrete | | | | | | | | | | |
| 1D | 1 | Wood | 1 | 3 | 2 | " | " | Asph/Flt | Brk | concrete | 1 | concrete | | | | | | | | | | |
| 2 | 1 | 1000 gal. tank | | | | WOOD FRAME | " | NO ROOF | " | " | | | | | | | | | | | | |
| 3 | 1 | Wood | 1 | 3 | 2 | WOOD FRAME | stone | Asph/Flt | Brk | concrete | 4 | pine | 1 | | 1 | 1 | 1 | | | | | |
| 4 | 1 | Wood | 1 | 3 | 2 | " | " | Asph/Flt | Brk | concrete | 2 | concrete | | | | | | | | | | |
| 5 | 1 | Tank | 1 | 3 | 2 | " | " | Asph/Flt | Brk | concrete | | | | | | | | | | | | |

$1A = 8 \times 25 = 200$
 $5 \times 5 = 25$
 225
 $3 = 8 \times 12 = 96$
 $3 \times 4 = 12$
 $3 \times 10 = 30$
 $2 \times 6 = 12$
 $3 \times 20 = 60$
 722
 $1B = 24 \times 30 = 720$
 $1C = 30 \times 40 = 1200$
 $1D = 35 \times 30 = 1050$
 $32 \times 18 = 576$
 $8 \times 25 = 200$
 776
 2 - Tank
 5 - Tank



F

Property "history"

From: Molly Rae (mollyrae53@gmail.com)

To: izziautoservice@yahoo.com

Date: Thursday, September 26, 2019, 06:11 AM HST

I will do my best to reconstruct what I remember. Hopefully something helpful will be here however, keep in mind, my memory is really bad especially when referring to dates. I remember some because Olawa was a toddler when we relocated what was Molokai Buyers, Inc., a health food cooperative, to that location. I remember the previous tenant had stored electrical supplies there for his service business. (I do not remember his names or name of electrical business.) I do not recall there being any other tenants, nor who owned the property. Since I remember Olawa as a toddler, it must have been around 1982. I never owned anything. I was hired as the manager until the members gave the business to Dennis and his brother. (You say that was 1987.) Operating as a cooperative there was a Board of Directors elected by the members. Hmmm, over 35 years ago. I do not remember who did what but the following is a list of names of people that were involved, one way or another, who may still live on Molokai and remember or know more:

Jeanne Marie Lindquist

Jade Bruhjell

Margaret Kelleher (?), counselor at high school, married to (?) Robert Alcain

Bill Pfeil

Barbara Nickou

Francis Hill

And on the Big Island:

Pam Soderberg

And I am not sure where she is:

Jill Francis. (Jim Reinhart may know.)

As for the history I remember:

Once we moved in as a "store" and fixed it up (for a year or so) it became clear we needed to eat while there. We started with juices and smoothies and sandwiches. Soon we were making mock tuna sandwiches, burritos and our own 3 bean salads. That was probably in 1984-85. At some point we had to comply with county health standards (perhaps they have records) and had to install 5 sinks!! After that we started hot foods like lasagnas.

I hope something in here is helpful. I cannot be reached through email but Messenger or WhatsApp work. And yes, I loved living on Molokai and now am on an even grander adventure living in Costa Rica.



Sent from my iPhone



Re: re Outpost

From: Bill Pfeil (billpfeil@yahoo.com)

To: izziautoservice@yahoo.com

Date: Tuesday, September 24, 2019, 10:15 PM HST

Hi Mike and Pumpkin,

In my discussions with the Planning Commission over the years, they indicated zoning of that whole downtown area from "Interim" to "Commercial" would eventually happen. I assume you wish that too. Makes town properties more valuable, but the downside likely increases the property tax rate.

Yes, I signed an 'Agreement of Sale' with Bill Aki and sister Louise Soong in 1984 for \$300,000. I paid \$2,888 on time monthly for 15 years. The Agreement was satisfied in 1999, when I received the deed to the property. You were smarter than I was by avoiding exorbitant interest.

A laundromat was there, but poorly run and losing money. After 2 months of non-rent payment, they abandoned the space. Seeing the potential, I sprang into action. Two weeks later, my laundromat had new top loaders, front loaders, and stack dryers. It was immediately successful.

I think Jill Francis (East End) was partners with Molly Rae in their health food store until the sale to Dennis. 'Outpost' did well for many years until Friendly Market and Misaki's started offering the same items cheaper. D is now in California tending his ailing mother. We skype chat occasionally.

Another main business there for many years was Sid Kent's 'Pacific Electro-Mechanical' shop. Sid expanded to Oahu, leaving Marty (forget his last name, but lives with wife Kim in Kualapuu) to run the shop several more years until they made Oahu their only office.

There has always been an auto repair shop on the property, with a succession of operators, as you know.

Dennis' brother Ben had a construction shop on the property for several years. He sold the equipment to a new operator when he moved to Washington state.

Ah, 'Molokai Taro Chips.' Good product, but after 2 years of trying, couldn't make it profitable. Was a 'certified commercial kitchen' at the time. The fan on top might still have value.

There were short lived businesses there too. Like an upholstery / leather shop.

The story is, the front building was originally a realtor office.



So the Planning Commission can plainly see that property has had a long history of commercial ventures.

Oh by the way, the point on the property goes waaay out front so gas station customers must drive over the land. I never made an issue of it.

Hope this helps.

Best to you.

Bill

<http://billpfeil.com/>

On Wednesday, September 25, 2019, 04:34:36 AM GMT+7, Mike Moss <izziautoservice@yahoo.com> wrote:

Hi Bill,

Hope you are well. We are still dealing with this zoning issue and have gotten to the point of getting ready to turn in the necessary paperwork, but the county is asking for a land use history. I was able to print off some old records but I am confused when it comes to you.

I am showing a record in 1984 where you come in to play, I originally thought that it is saying that's when you bought it from Louise A Soong and William George Ahuna Aki, but then I have another record saying on 9/21/1999 they actually sold it to you, so was there some kind of partnership for the first 15 years, where you only owned a share and then in 1999 you owned 100%? Could you explain the deal for me?

Also, and sorry to bug you on this, can you try to give me a breakdown of the property as much as you can remember. The county wants to know what businesses were being run on the property, dates (I am fine with just years), and if there were any fines/citations issued. I know the Outpost was already on the property and from the string in this email I see Dennis told Diane he ran it from 1987-2015, I am going to try to get ahold of Mollyrae through her daughter to see if she can give me dates too. But who operated the laundrymat when you first bought it and was it you who ran it the whole rest of the time? What other businesses were on the property at which time, can you remember?

Thanks Bill, sorry I know that's a lot, I am just trying to give the county as much info as I can so they will just pass the rezone and not come back for more info.

Thank you again,
Pumpkin and Mike

Izzi Auto Services, LLC

PO Box 915

Kaunakakai, HI 96748

808-864-1494

On Tuesday, August 21, 2018, 04:26:28 PM HST, Bill Pfeil <billpfeil@yahoo.com> wrote:

Hi Mike,

Maybe the Planning Commission will finally change the zoning of that whole downtown area from "Interim" to "Commercial." They have been talking about it for years. Historically that property has had "Outpost Natural Food," "Molokai Laundromat," "Pacific Electro-Mechanical," "Molokai Taro Chips," many construction businesses, many auto repair businesses, a leather shop, and a realtor office.

The best.

Bill

billpfeil.com

On Wednesday, August 22, 2018, 8:46:09 AM GMT+7, Mike Moss <izziautoservice@yahoo.com> wrote:

Thanks so much Bill for your help, hoping this will resolve itself without too much headache!

Mike and Pumpkin

Izzi Auto Services, LLC

PO Box 915

Kaunakakai, HI 96748

808-864-1494

On Monday, August 20, 2018, 5:03:29 PM HST, Bill Pfeil <billpfeil@yahoo.com> wrote:

Hi Dennis,

I just received an e mail from Diane. She needs proof that Outpost "was running commercial for a long time." Could you send her an e mail please stating when you



MAUI COUNTY PARCEL HISTORY (TT101) FOR:

TMK: 5-3-002-049-0000

PAGE: 1

06/24/2016

INSTR-DESC: WARNT DEED

TRANS NO: 358457
INSTR-DATE: 06/20/2016
REC-DATE: 06/24/2016

LC-DOC-NO: T9671243

CERT NO:1119002

AMOUNT:\$280,000

AREA: 32,068 SQ.FT.

STATE-CONV-TAX: \$ 420

FROM: EDWIN VINCENT MEDEIROS &WF DIANE ELIZABETH

TO: MOSS PROPERTIES LLC

LOT 49-A MAP 9 LCAPP 632 32,068 SF

| GROUP# | NAME | F | TC | %-OWNER | TITLE-DESC |
|--------|---------------------|---|----|---------|------------|
| 2 0011 | MOSS PROPERTIES LLC | | | | |

| FOR ASSESSMENT YEAR | | | | | |
|---------------------|------|-----------------|-----------|------------------------|-----|
| PITT 3 | 2019 | LAND VALUE: | \$134,700 | EXEMPT LAND VALUE: | \$0 |
| | | BUILDING VALUE: | \$192,400 | EXEMPT BUILDING VALUE: | \$0 |

| FOR ASSESSMENT YEAR | | | | | |
|---------------------|------|-----------------|-----------|------------------------|-----|
| PITT 3 | 2018 | LAND VALUE: | \$134,700 | EXEMPT LAND VALUE: | \$0 |
| | | BUILDING VALUE: | \$174,400 | EXEMPT BUILDING VALUE: | \$0 |

| FOR ASSESSMENT YEAR | | | | | |
|---------------------|------|-----------------|-----------|------------------------|-----|
| PITT 3 | 2017 | LAND VALUE: | \$134,700 | EXEMPT LAND VALUE: | \$0 |
| | | BUILDING VALUE: | \$156,500 | EXEMPT BUILDING VALUE: | \$0 |

SITE ADDRESS: 80 MAKAENA PL
KAUNAKAKAI 96748

MAILING ADDRESS: MOSS PROPERTIES LLC
PO BOX 915
KAUNAKAKAI HI 96748

09/10/2009

INSTR-DESC: Assumption deed

TRANS NO: 302690
INSTR-DATE: 09/01/2009
REC-DATE: 09/10/2009

LC-DOC-NO: 3896244

CERT NO:957717

AMOUNT:\$900,000

AREA: 32,068 SQ.FT.

STATE-CONV-TAX: \$ 2250

FROM: WILLIAM FORREST PFEIL (U)

TO: EDWIN VINCENT MEDEIROS &WF DIANE ELIZABETH - AS T/E

LOT 49-A MAP 9 LC APP 632 32,068 SF

| GROUP# | NAME | F | TC | %-OWNER | TITLE-DESC |
|--------|---------------------------|---|-----|---------|------------|
| 2 0011 | MEDEIROS, EDWIN VINCENT | H | 3TE | | |
| 2 0012 | MEDEIROS, DIANE ELIZABETH | S | | | |

| FOR ASSESSMENT YEAR | | | | | |
|---------------------|------|-----------------|-----------|------------------------|-----|
| PITT 3 | 2016 | LAND VALUE: | \$230,900 | EXEMPT LAND VALUE: | \$0 |
| | | BUILDING VALUE: | \$151,600 | EXEMPT BUILDING VALUE: | \$0 |

| FOR ASSESSMENT YEAR | | | | | |
|---------------------|------|-----------------|-----------|------------------------|-----|
| PITT 3 | 2015 | LAND VALUE: | \$240,500 | EXEMPT LAND VALUE: | \$0 |
| | | BUILDING VALUE: | \$145,400 | EXEMPT BUILDING VALUE: | \$0 |

| FOR ASSESSMENT YEAR | | | | | |
|---------------------|------|-----------------|-----------|------------------------|-----|
| PITT 3 | 2014 | LAND VALUE: | \$240,500 | EXEMPT LAND VALUE: | \$0 |
| | | BUILDING VALUE: | \$136,900 | EXEMPT BUILDING VALUE: | \$0 |

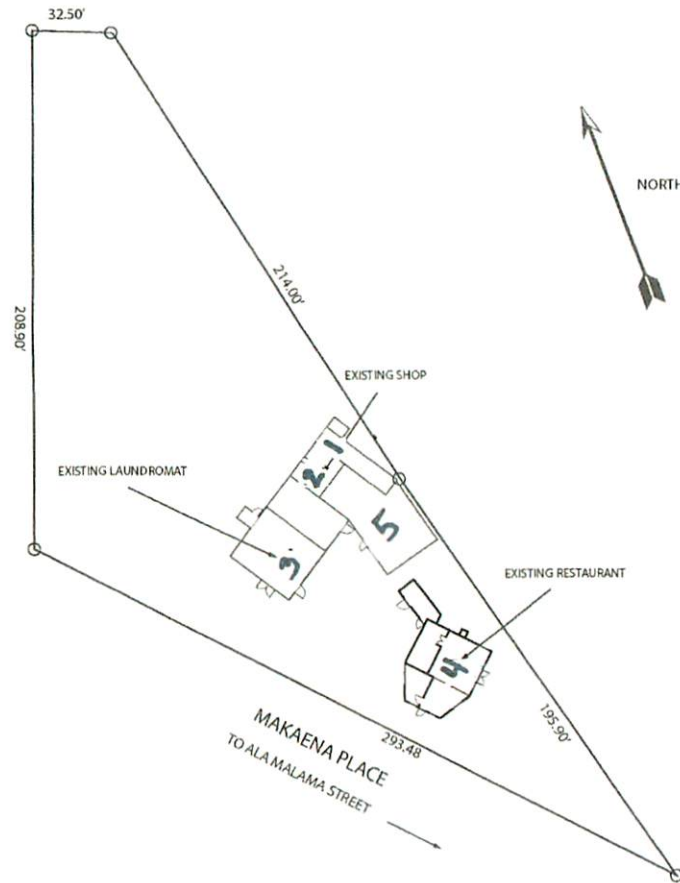
| FOR ASSESSMENT YEAR | | | | | |
|---------------------|------|-----------------|-----------|------------------------|-----|
| PITT 3 | 2013 | LAND VALUE: | \$269,400 | EXEMPT LAND VALUE: | \$0 |
| | | BUILDING VALUE: | \$133,900 | EXEMPT BUILDING VALUE: | \$0 |



H



PROPOSED INTERIOR RENOVATIONS FOR:
MOSS PROPERTIES
80 MAKAENA PLACE, KAUNAKAKAI HI 96748
TMK: (2) 5-3-002:049



| REVISION | BY |
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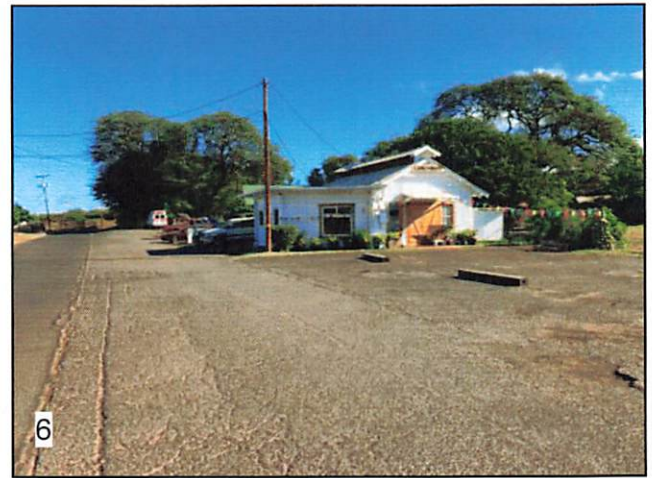
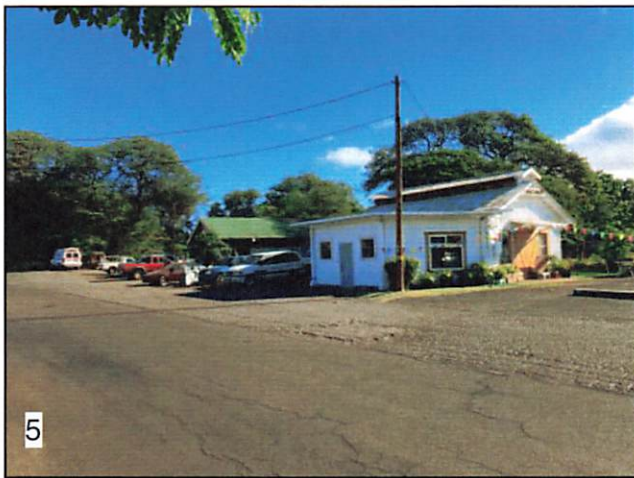


ADS
Architectural Design Services
P.O. BOX 1718
KAUNAKAKAI HI 96748
Tel: (808) 553-9647
Fax: (808) 553-3892
Email: ads@adsdesign.com



| | |
|------------|----------|
| Date | |
| Scale | AS NOTED |
| Drawn | -- |
| Checked by | -- |
| Job | -- |
| Sheet No | |
| of Sheets | |

MOSS PROPERTIES
80 MAKAENA PLACE, KAUNAKAKAI HI 96748
TMK: (2) 5-3-002:049 - SMX Photos



MOSS PROPERTIES
80 MAKAENA PLACE, KAUNAKAKAI HI 96748
TMK: (2) 5-3-002:049 - SMX Photos



MOSS PROPERTIES
80 MAKANA PLACE, KAUNAKAKAI HI 96748
TMK: (2) 5-3-002:049 - SMX Photos

1. SW CORNER LOOKING E ALONG
MAKANA PLACE
2. S BORDER OF PROPERTY LOOKING N
3. S BORDER OF PROPERTY
4. S BORDER OF PROPERTY
5. SE CORNER LOOKING W
6. SE CORNER LOOKING W ALONG
MAKANA PLACE
7. NE BORDER LOOKING NW
8. NEIGHBORING PROPERTY TO THE NE



Aloha,

We are the owners of 80 Makaena Place on Molokai, it is the property in town that has the Olde Laundrymat and we are one of your neighbors. We are writing because we are in the process of trying to get our property rezoned and we need to have our neighbors' thoughts or concerns regarding the rezoning.



Since the 1940's, the property has been used for laundry services as well as various other things, up to the present day which we have a laundrymat, mechanic shop, and retail store currently on the property, BUT the property was never actually zoned for business use and is currently an interim zone. Interim zone is an in between zone, it was never fully zoned for its real purpose, which the previous owners never had a problem with, we guess. We would like to be able to do much needed repairs to the building, which are from the 1940's and we would like to make sure that we are in compliance with county regulations, which cannot be done unless it is rezoned. We are asking the county to rezone our property tmk: 5-3-002-049-0000 from Interim Zoning to Business Country Town, which coincides with most other business properties in town.

Our short term goals for the property are to do much needed repairs to the current building, including re roof (as the roof leaks), repairing termite eaten wood, paint, and other cosmetic repairs. We would also like to add a covered roof to the mechanic shop area and fence in the back property where customer cars are stored.

We are a young local couple, Mike is from Oahu and Kalei was born and raised on Molokai, we have three young daughters, ages 10, 6 and 4 and we are just trying to create a long term business that we can use to provide for our family and pass on to our children when they are older.

If you have any questions or concerns, please feel free to contact us as we would like your input. We can be reached by:

Mail:

Michael Moss Jr

PO Box 915

Kaunakakai, HI 96748

Email: izziautoservice@yahoo.com

Phone: 808-336-0044

Thank you for your time,

Mike and Kalei Moss



Overview



Legend

□ Parcels

| | | | | | | | | | |
|-----------|--------------|------------------------|--------------------------------|---------------------|-----------|--------------|----------|------------|------|
| Parcel ID | 530020490000 | Situs/Physical Address | 80 MAKAENA PL | Assd Land Value | \$134,700 | Last 2 Sales | | | |
| Acreage | 0.7362 | Mailing Address | MOSS PROPERTIES LLC | Assd Building Value | \$192,400 | Date | Price | Reason | Qual |
| Class | COMMERCIAL | | PO BOX 915 KAUNAKAKAI HI 96748 | Total Assd Value | \$327,100 | 6/20/2016 | \$280000 | Valid Sale | Q |
| | | | | Exempt Value | \$0 | 9/1/2009 | \$900000 | n/a | U |
| | | | | Taxable Value | \$327,100 | | | | |

Brief
Tax Description LOT 49-A MAP 9 LCAPP 632 32,068 SF
 (Note: Not to be used on legal documents)

Date created: 10/7/2019
 Last Data Uploaded: 10/7/2019 5:38:45 PM

D18:

Mailed out certified letters on September 18, 2019 and September 19, 2019 to most land owners, the ones that we knew we spoke to directly.

-Copy of letter that was sent is attached (A)

-Map of area numbered to correspond with land owners that were contacted and within the 500 ft radius (B)

-Copy of returned receipts attached (C) numbers correspond to list below

1)

530020010000

RANCH BUILDING PARTNERS

MOLOKAI CENTER

888 MILILANI ST STE 700

HONOLULU HI 96813

Sent certified letter – returned received

2)

530020110000

LAUIFI,FAATAATIA

PO BOX 36

KAUNAKAKAI HI 96748

Spoke with owner directly, no concerns, she is in support of the rezone

3)

530020150000

MANAKO KAUNAKAKAI LLC

PO BOX 1631

KAUNAKAKAI HI 96748

Sent certified letter – returned received

4)

530020210000

PAHUPU,DANIEL N

C/O WALLETTA VERHULSDONK

74-5214 KIHAWAHINE PL

KAILUA KONA HI 96740

As of 10/22/19 no response to certified letter sent

5)

530020340000

THE WAY OF SALVATION CHR

PO BOX 1653

KAUNAKAKAI HI 96748

Sent certified letter – returned received

6)

530020370000

HAO,PATRICIA ZOE

PATRICIA Z. HAO, ETAL

47-446 HUI IO ST

KANEOHE HI 96744

Sent certified letter – returned received

7)

530020410000

BURROWS,N T/A A TR

C/O BURROWS,MOSES

PO BOX 34

KAUNAKAKAI HI 96748

Sent certified letter – returned received

8)

530020480000

IMAMURA,WILFRED T TR

IMAMURA,WILFRED T TRS

P O BOX 129

KAUNAKAKAI HI 96748

Sent certified letter – returned received

9)

530020560000

BONEZA,PETER TRUST

2106 YOUNG ST APT 102

HONOLULU HI 96826

As of 10/22/19 no response to certified letter sent

10)

530020780000

GALIHHER,GARY O TRUST

888 MILILANI ST STE 700

HONOLULU HI 96813

Sent certified letter – returned received

11)

530020100000
CHANG-TUNG,DEBORAH REVC TR
1602 PAULA DR
HONOLULU HI 96816
Duplicate of #21

12)

530020130000
GUZEIJI SOTO MISSION
ATTN: LISA TAKATA
PO BOX 1911
KAUNAKAKAI HI 96748
Sent certified letter – returned received

13)

530020190000
YOSHINAGA,RALPH T RESIDUARY TRUST
PO BOX 57
KAUNAKAKAI HI 96748
Sent certified letter – returned received

14)

530020210000
PUAA,ARTHUR CLARENCE
PO BOX 13
KAUNAKAKAI HI 96748
Sent certified letter – returned received

15)

530020350000
PARKE, SARAH H ETAL
C/O MATTHEWS, ROBERT H
625 G KUNAWAI LN
HONOLULU HI 96817
Received phone call from owners son, Geroge, they are fine with rezoning
Sent certified letter – returned received

16)

530020370000

LUM,WILLETTE NOELANI

94-696 LEA PL

MILILANI HI 96789

Sent certified letter – returned received

17)

530020420000

UNION LEASING CORP

KAUNAKAKAI ASSOCIATES

2225 HOONEE PL

HONOLULU HI 96819

Sent certified letter- was returned undeliverable

18)

530020490000

MOSS PROPERTIES LLC

PO BOX 915

KAUNAKAKAI HI 96748

**Ourselves

19)

530020730000

MISAKI'S INC

PO BOX 69

KAUNAKAKAI HI 96748

Spoke to owner directly, they are in support of rezone

20)

530020790000

KANEMITSU,RALPH TSUNEO TRUST

PO BOX 1890

KAUNAKAKAI HI 96748

Sent certified letter – returned received

21)

530020100000

CHANG-TUNG,ERNEST K H TRS

PO BOX 11066

HONOLULU HI 96828

Send certified letter – was returned undeliverable

22)

530020140000

MOLOKAI MANAKO LLC

PO BOX 1631

KAUNAKAKAI HI 96748

Sent certified letter – returned received

23)

530020200000

SANCHEZ,PATRICIO

PO BOX 694

KAUNAKAKAI HI 96748

Sent certified letter – returned received

24)

530020230000

TAKATA,LYNNE N

19217 40TH AVENUE W, #G3

LYNNWOOD WA 98036

Sent certified letter – returned received

Owner sent letter back, copy is attached (D) but her statements in letter do not make sense – she said we did not specify what we were rezoning to, yes we did, and she did not understand why she was sent a letter, it states that we had to notify our neighbors, unless she does not own a parcel anymore and the county website was not updated.

25)

530020360000

GOSPEL OF SALVATION MINISTRIES

ATTN: AULDEN K KAINA

1350 HALONA ST

HONOLULU HI 96817

Sent certified letter – returned received

26)

530020400000

KANEMITSU,GEORGE SHIGEMI TRUST

PO BOX 26

KAUNAKAKAI HI 96748

Sent certified letter – returned received

27)

530020440000

MOLOKAI COMMUNITY SERVICE COUNCIL

PO BOX 2047

KAUNAKAKAI HI 96748

Spoke with Karen Holt, Executive Director, she has no issues with the rezoning

28)

530020550000

KANEMITSU, GEORGE SHIGEMI TRUST

PO BOX 26

KAUNAKAKAI HI 96748

Same address as #26 different parcel

29)

530020740000

LAUIFI, FAATAATIA

PO BOX 36

KAUNAKAKAI HI 96748

Duplicate of #2, different parcel

30)

530020800000

MISAKIS INC

P O BOX 69

KAUNAKAKAI HI 96748

Duplicate of #19, different parcel

31)

530020810000

WADA, STANLEY A TRUST

99-1219 IWAENA ST

AIEA HI 96701

Sent certified letter – returned received

32)

530020860000

LESTER FAMILY TRUST

LESTER, CURTIS & KUILAUOKALANI TTEES

8500 KAMEHAMEHA V HWY

KAUNAKAKAI HI 96748

Emailed owner directly, she replied in support (E)

33)

530020890000

FRIENDLY MARKET CENTER LTD

PO BOX 1919

KAUNAKAKAI HI 96748

Sent certified letter – returned received

34)

530020960000

CHANG-TUNG, ERNEST K H TRS

PO BOX 11066

HONOLULU HI 96828

Same address as #21 different parcel

35)

530021250000

DUDOIT, SHANE THOMAS

835 WAILUPE DR

WAILUKU HI 96793

Sent certified letter – returned received

36)

530021270000

SEPPANEN, PATRICIA ATSUKO

208 COLUMBINE PL

HERCULES CA 94547

Sent certified letter- returned undeliverable

37)

530040050000

CLUNEY, COLLEEN V REVOC TRUST

11 MAKAI PL

KULA HI 96790

Sent certified letter – returned received

38)

530050080000

MOLOKAI PROPERTIES LIMITED

PO BOX 259

MAUNALOA HI 96770

Same address as #53, different parcel

39)

530020820000

CHU,ARTHUR K TRUST

5846-B KALANIANAOLE HWY

HONOLULU HI 96821

Sent certified letter – returned received

40)

530020870000

WATANABE,MARIA G TRUST

C/O IMPORTS GIFT SHOP

PO BOX 828

KAUNAKAKAI HI 96748

Spoke with owner, she had no objections to rezone

41)

530020950000

G&B MOLOKAI PROPERTIES LLC

PO BOX 124

MAUNALOA HI 96770

Same address as #44, different parcel

42)

530021230000

MARQUES,ELMER LOUIS JR

283 HUMUPEA PL

KIHEI HI 96753

Sent certified letter – returned undeliverable

43)

530021270000

IWAI,JUDY TOMIKO

3788 KUMULANI

HONOLULU HI 96822

Sent certified letter – returned received

44)

530021580000

G&B MOLOKAI PROPERTIES LLC

PO BOX 124

MAUNALOA HI 96770

Received email from owner – in support (F) but as of 10/22/19 return receipt not received back

45)

530040320000

CHONG'S POI SHOP INC

PO BOX 836

KAUNAKAKAI HI 96748

Sent certified letter – returned received

46)

530050110000

RAWLINS,SHIRLEY K TR

PO BOX 346

KAUNAKAKAI HI 96748

Spoke with owner personally and she has no objections to rezoning

47)

530020830000

MISAKIS INC

P O BOX 69

KAUNAKAKAI HI 96748

Same owner as #19, different parcel

48)

530020870000

YOSHINAGA,TOM T REVOC LVG TRUST

PO BOX 57

KAUNAKAKAI HI 96748

Same as address as #13, different parcel

49)

530020950000

MOLOKAI FISH & DIVE CORP

JAMES BROCKER

PO BOX 446

HOOLEHUA HI 96729

Same address as #52, different parcel

50)

530021230000

TANCAYO, KENHART ALIILANI

PO BOX 542

KAUNAKAKAI HI 96748

Sent certified letter – returned received

51)

530021270000

SALAVEA, KELLY FORSBERG

1168 AIKOO PL

PEARL CITY HI 96782

Sent certified letter – returned received

52)

530021580000

MOLOKAI FISH & DIVE CORP

JAMES BROCKER

PO BOX 446

HOOLEHUA HI 96729

Sent certified letter but was returned undeliverable

53)

530050030000

MOLOKAI PROPERTIES LIMITED

PO BOX 259

MAUNALOA HI 96770

As of 10/22/19 no response to certified letter sent

October 1, 2019

Hello Michael Moss Jr

Reason for me writing to you.

You need to be specific

as to what type of re-zoning you

are getting. Your letter doesn't specify.

I'm not sure what

your property has anything to do with me???

Good luck!

Lynne Takata

A handwritten signature in black ink, appearing to read 'Lynne Takata', written in a cursive style.

Re: Kaunakakai Property Rezone - Moss, Pumpkin and Mike

From: Kuilani Lester (kuilester@gmail.com)

To: izziautoservice@yahoo.com

Date: Tuesday, October 15, 2019, 03:49 PM HST

Congratulations and if there's anything I can help you with please let me know. I'm very happy and proud of you both and look forward to another local family business ownership on our island.

Aloha
Kui

On Tue, Oct 15, 2019 at 1:52 PM Mike Moss <izziautoservice@yahoo.com> wrote:

Hi Aunty Kui,

We stopped by the office to see if you were in but we were told that you were in Oahu for treatment, we are so sorry to hear that and are happy to hear that you are ok.

Sorry to bother you at this time, but we were supposed to contact you about rezoning our property in Kaunakakai. We sent out letters but thought we would save ourselves money and talk to the neighbors that we know, not knowing what you were going through, so I am including the letter in this email. Sorry it feels so insignificant compared to what you are going through. If you have any questions or comments please feel free to contact us.

Hope you are feeling well and we will keep you in our prayers.

Pumpkin and Mike

Here is the letter we sent out to the neighbors:

Aloha,

We are the owners of 80 Makaena Place on Molokai, it is the property in town that has the Olde Laundrymat and we are one of your neighbors. We are writing because we are in the process of trying to get our property rezoned and we need to have our neighbors' thoughts or concerns regarding the rezoning.

Since the 1940's, the property has been used for laundry services as well as various other things, up to the present day which we have a laundrymat, mechanic shop, and retail store currently on the property, BUT the property was never actually zoned for business use and is currently an interim zone. Interim zone is an in between zone, it was never fully zoned for its real purpose, which the previous owners never had a problem with, we guess. We would like to be able to do much needed repairs to the building, which are from the 1940's and we would like to make sure that we are in compliance with county regulations, which cannot be done unless it is rezoned. We are asking the county to rezone our property tmk: 5-3-002-



049-0000 from Interim Zoning to Business Country Town, which coincides with most other business properties in town.

Our short term goals for the property are to do much needed repairs to the current building, including re roof (as the roof leaks), repairing termite eaten wood, paint, and other cosmetic repairs. We would also like to add a covered roof to the mechanic shop area and fence in the back property where customer cars are stored.

We are a young local couple, Mike is from Oahu and Kalei was born and raised on Molokai, we have three young daughters, ages 10, 6 and 4 and we are just trying to create a long term business that we can use to provide for our family and pass on to our children when they are older.

If you have any questions or concerns, please feel free to contact us as we would like your input. We can be reached by:

Mail:

Michael Moss Jr

PO Box 915

Kaunakakai, HI 96748

Email: izziautoservice@yahoo.com

Phone: 808-336-0044

Thank you for your time,

Mike and Kalei Moss

Izzi Auto Services, LLC

PO Box 915

Kaunakakai, HI 96748

808-864-1494

Re: 80 Makaena Place Rezoning

From: Mike Moss (izziautoservice@yahoo.com)

To: bhowardellis@gmail.com

Date: Monday, October 21, 2019, 01:53 PM HST

Thank you Brad and Grace for your support!!

Izzi Auto Services, LLC

PO Box 915

Kaunakakai, HI 96748

808-864-1494

On Friday, October 18, 2019, 01:06:59 PM HST, Bradley Ellis <bhowardellis@gmail.com> wrote:

Aloha Kalei and Mike! My wife Grace and I own G&B Molokai Properties LLC, the owner of the RWH Chen Building. I just picked up your certified letter regarding the rezoning of your property.

We support you 100%.

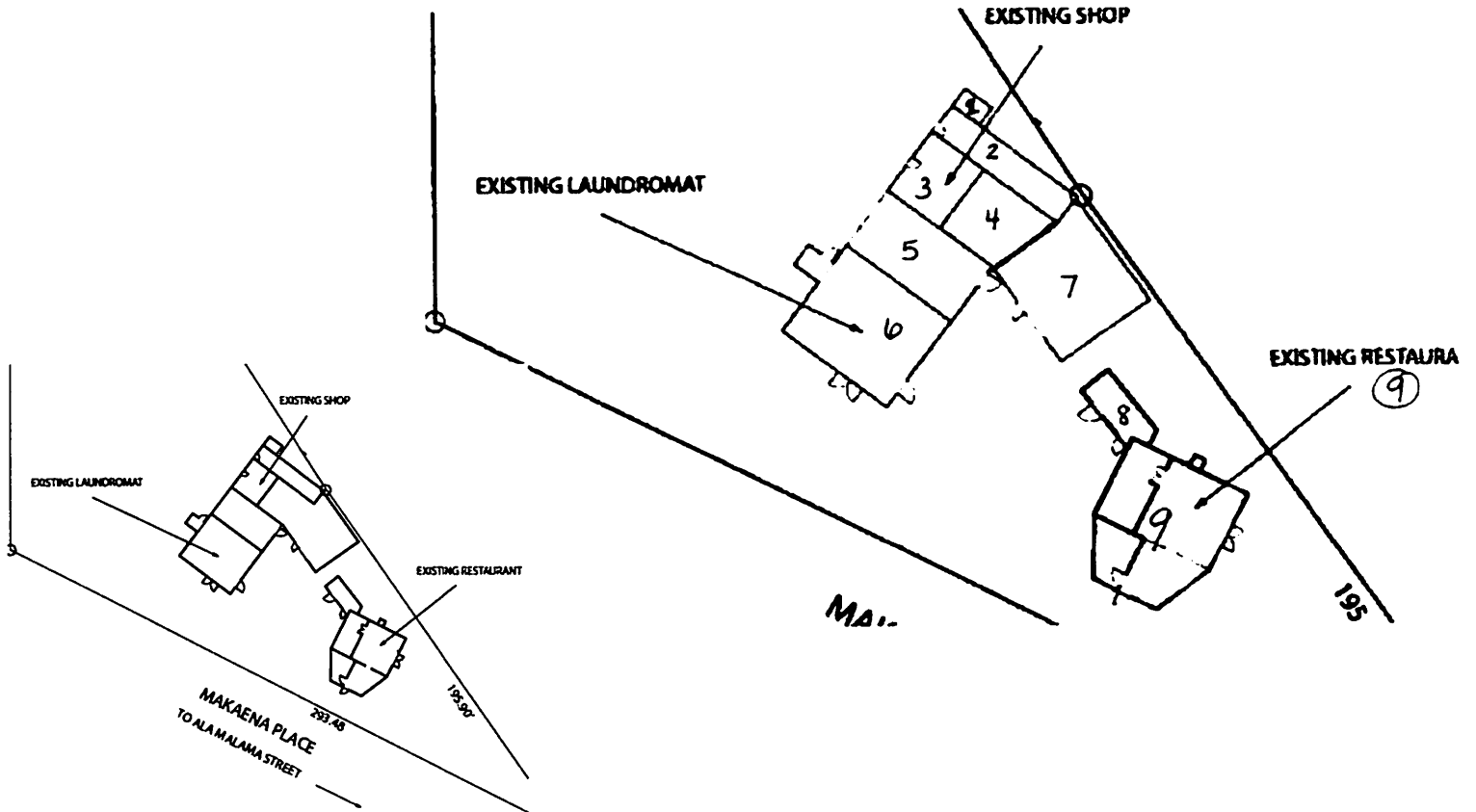
Molokai needs businesses like yours, and your planned improvements to your buildings are good for Kaunakakai.

If we can be of any help in getting your zoning change approved, please do not hesitate to contact us.

Best of luck!

Brad Ellis & Grace Chen-Ellis







Parcel Information

Parcel Number 530020490000
 Location Address 80 MAKAENA PL
 KAUNAKAKAI HI 96748
 Neighborhood Code 5311-3
 Legal Information LOT 49-A MAP 9 LCAPP 632.32,068 SF
 Land Area 32068 Square Feet
 Parcel Note

[View Map](#)

Owner Information

Owner Names
 MOSS PROPERTIES LLC Fee Owner

Mailing Address
 MOSS PROPERTIES LLC
 PO BOX 915
 KAUNAKAKAI HI 96748

Assessment Information

[Show Historical Assessments](#)

| Year | Tax Class | Market Land Value | Agricultural Land Value | Assessed Land | Building Value | Total Assessed Value | Total Exemption Value | Total Net Taxable Value |
|------|------------|-------------------|-------------------------|---------------|----------------|----------------------|-----------------------|-------------------------|
| 2021 | COMMERCIAL | \$134,700 | \$0 | \$134,700 | \$218,500 | \$353,200 | \$0 | \$353,200 |

[How to calculate real property taxes](#)

Current Tax Bill Information

| Tax Period | Description | Original Due Date | Taxes Assessment | Tax Credits | Net Tax | Penalty | Interest | Other | Amount Due |
|--|-------------------|-------------------|------------------|-------------|------------|---------|----------|--------|------------|
| 2021-2 | Real Property Tax | 02/22/2022 | \$1,110.81 | \$0.00 | \$1,110.81 | \$0.00 | \$0.00 | \$0.00 | \$1,110.81 |
| Tax Bill with Interest computed through 09/30/2021 | | | \$1,110.81 | \$0.00 | \$1,110.81 | \$0.00 | \$0.00 | \$0.00 | \$1,110.81 |

Historical Tax Information

| Year | Tax | Payments and Credits | Penalty | Interest | Other | Amount Due |
|----------------------|------------|----------------------|------------|------------|--------|------------|
| 2021 | \$2,221.63 | (\$1,110.82) | \$0.00 | \$0.00 | \$0.00 | \$1,110.81 |
| 2020 | \$2,222.89 | (\$2,222.89) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | \$2,417.27 | (\$2,417.27) | (\$241.72) | (\$184.55) | \$0.00 | \$0.00 |
| 2018 | \$2,240.98 | (\$2,240.98) | (\$224.10) | (\$134.84) | \$0.00 | \$0.00 |
| 2017 | \$2,119.94 | (\$2,119.94) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$2,524.50 | (\$2,524.50) | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$2,546.94 | (\$2,546.94) | (\$254.70) | (\$196.11) | \$0.00 | \$0.00 |

[Click a year to see tax payment information for the year.](#)

Improvement Information

Building Number 1
 Style Contemporary
 Year Built 1934
 Eff Year Built
 Percent Complete 100%
 Living Area 710
 Construction Type Frame
 Heating/Cooling NONE
 Exterior Wall REDWOOD/CEDAR
 Bedrooms/Full Bath/Half Bath 2/1/0
 Roof Material Composition Shingle
 Fireplace No
 Grade 2-
 Building Value \$38,600

Commercial Improvement Information

Building Number 2
 Building Type
 Year Built 1934
 Eff Year Built
 % Complete 100%
 Building Square Footage 3,820
 Value \$179,900

| Section | Floor # | Area | Perimeter | Occupancy | Wall Height | Exterior Wall | Rank | Building Class |
|---------|---------|------|-----------|--------------|-------------|---------------|------|--------------------------|
| 1 | 01 | 3820 | 433 | Retail Store | 10 | | 1 | Wood/Steel Framing s1 p8 |

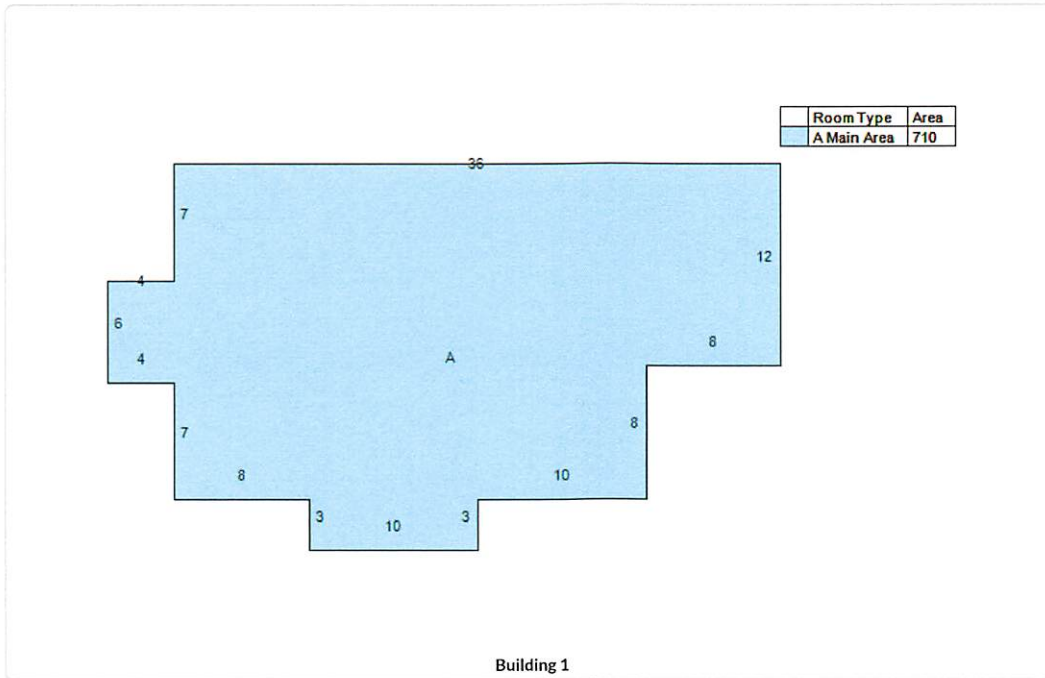
Accessory Information

| Building Number | Description | Dimensions/Units | Year Built | Percent Complete | Value |
|-----------------|--------------------|------------------|------------|------------------|---------|
| 1 | FRAME UTILITY SHED | 0x0 96 / 1 | 1939 | 100% | \$2,600 |

Sales Information

| Sale Date | Price | Instrument Number | Instrument Type | Valid Sale or Other Reason | Document Type | Record Date | Land Court # | Land Court Cert |
|-----------|-----------|-------------------|-----------------|----------------------------|-----------------|-------------|--------------|-----------------|
| 6/20/2016 | \$280,000 | | Fee conveyance | Valid Sale | Warranty deed | 6/24/2016 | T9671243 | 1119002 |
| 9/1/2009 | \$900,000 | | Fee conveyance | | Assumption deed | 9/10/2009 | 3896244 | 957717 |
| 9/14/1999 | \$0 | 0000000000 | Fee conveyance | | | 9/21/1999 | 2576241 | 539727 |
| 1/5/1989 | \$0 | 0000000000 | Fee conveyance | | | 3/19/1991 | 1807359 | 361319 |
| 9/1/1984 | \$300,000 | | A/S on fee | Valid Sale | | | | |

Sketches



Recent Sales In Area

Sale date range:

From:

09/09/2018

To:

09/09/2021

Sales by Neighborhood

1500

Feet

Sales by Distance



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: MAUI
 TMK NO: (2) 5-3-002:049
 WATERSHED: KAMILOLOA; KAUNAKAKAI
 PARCEL ADDRESS: ADDRESS NOT DETERMINED
 KAUNAKAKAI, HI 96748

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 04, 2015
 LETTER OF MAP CHANGE(S): 16-09-0721P
 FEMA FIRM PANEL - EFFECTIVE DATE: 1500030187F - NOVEMBER 04, 2015
 1500030190E - SEPTEMBER 25, 2009

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

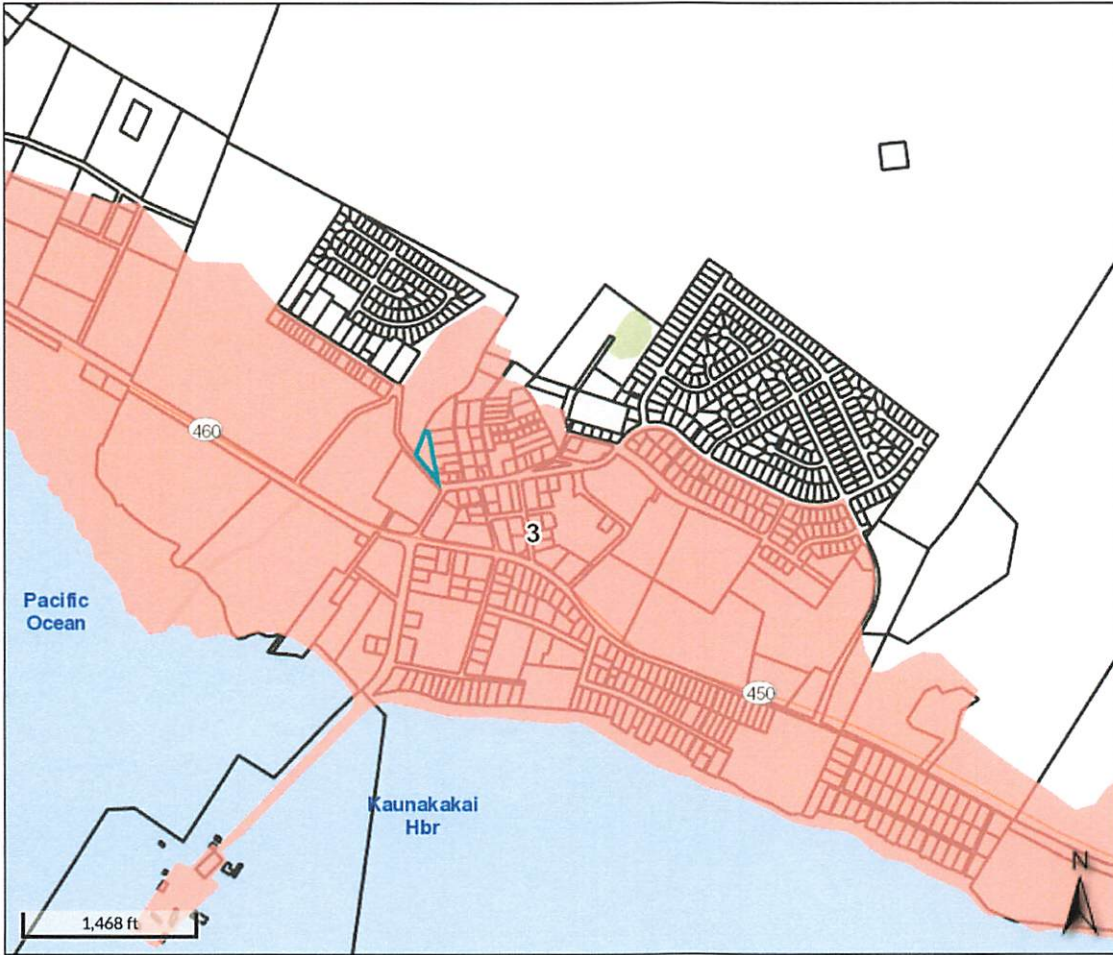
| | |
|--|---|
| | Zone A: No BFE determined. |
| | Zone AE: BFE determined. |
| | Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined. |
| | Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. |
| | Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined. |
| | Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined. |
| | Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE. |

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

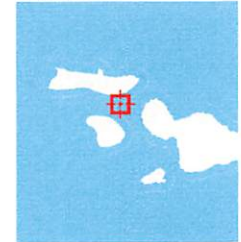
| | |
|--|--|
| | Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. |
| | Zone X: Areas determined to be outside the 0.2% annual chance floodplain. |

OTHER FLOOD AREAS

| | |
|--|---|
| | Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities. |
|--|---|



Overview



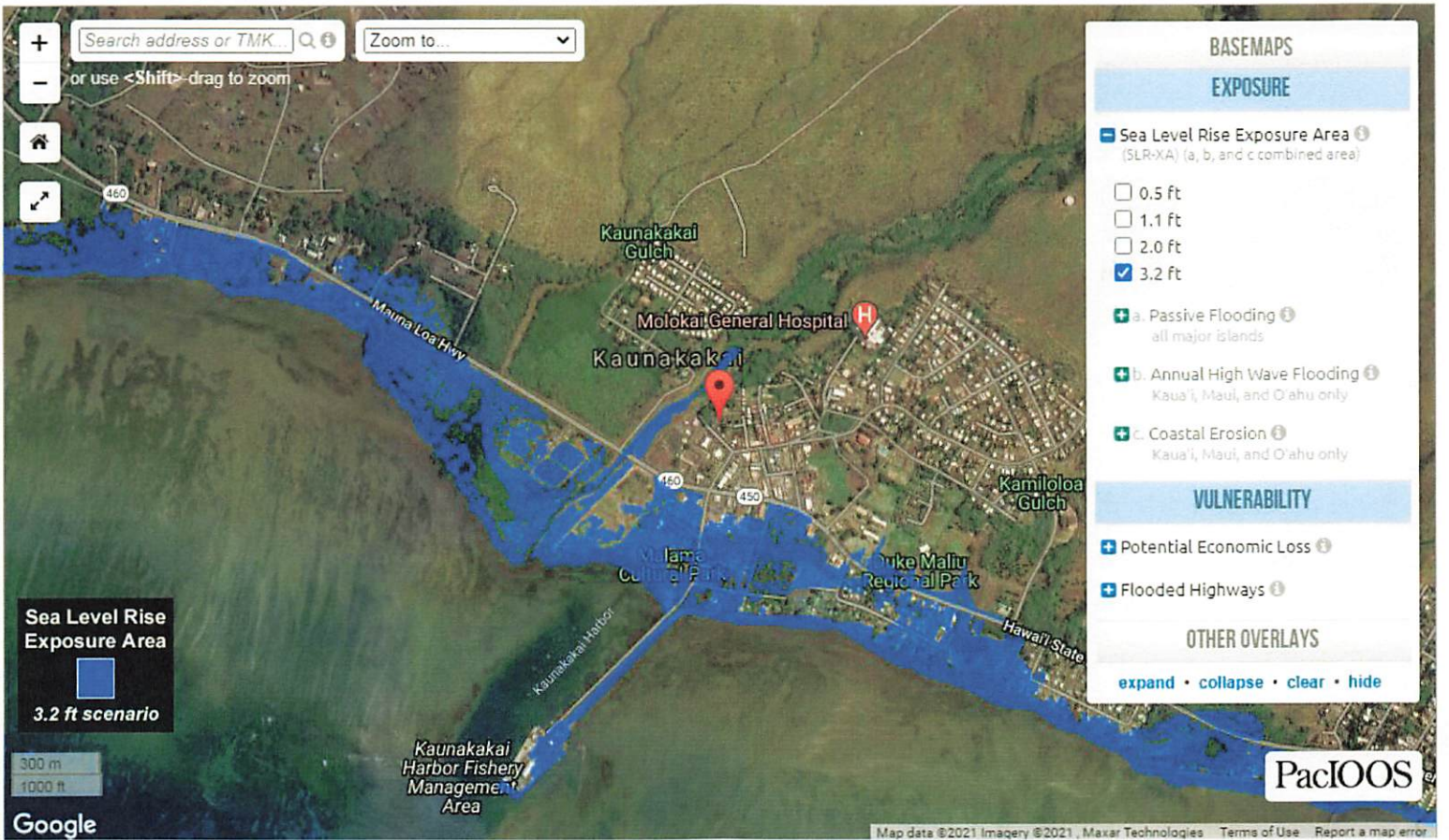
Legend

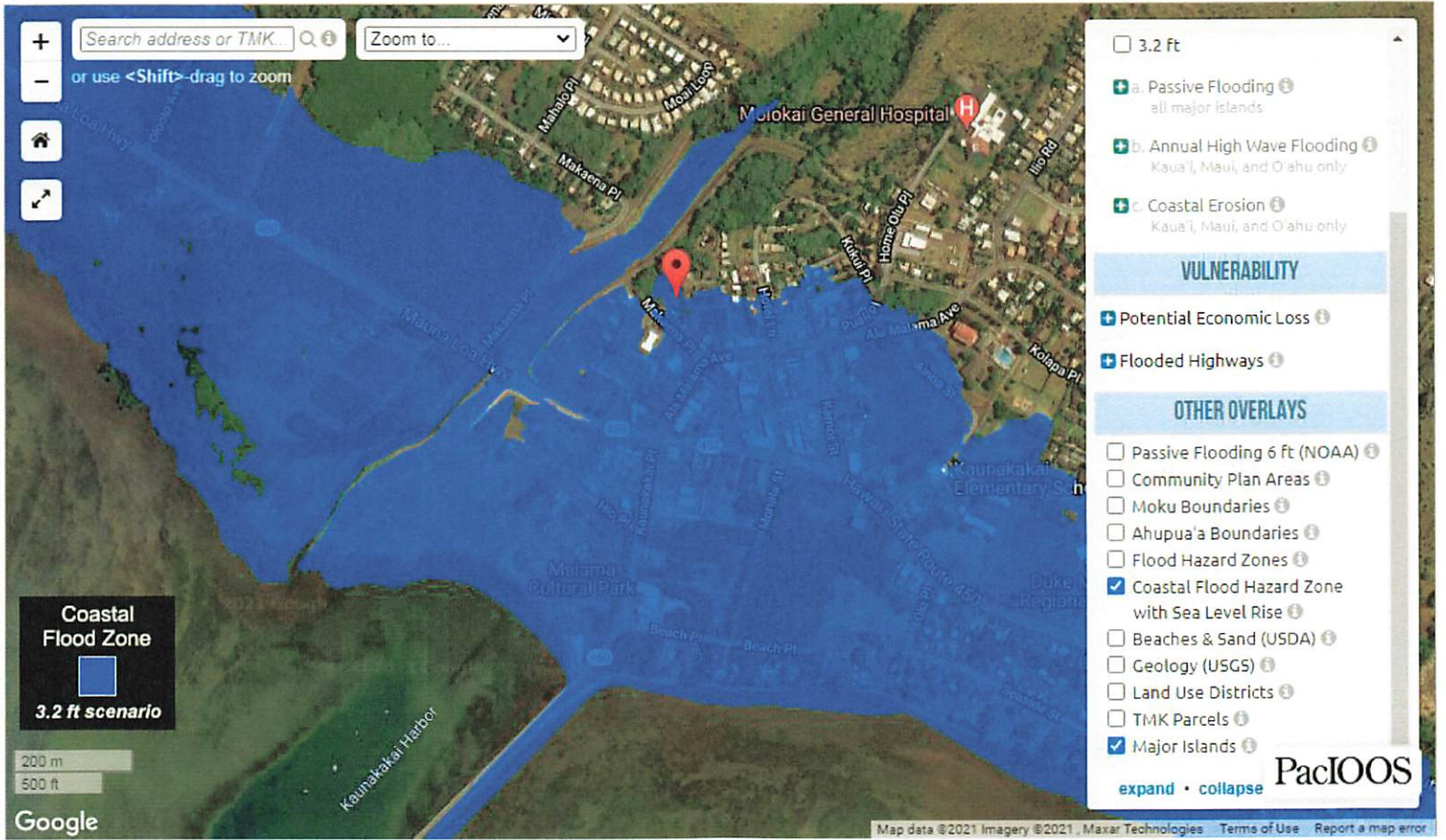
-  Parcels
- Tsunami Evacuation Zones
-  0
-  Map 1
-  Map 2
-  Map 3
-  Map 4
-  Map 5
-  Map 6
-  Map 7
-  Map 8
-  Map 9
-  Map 10

| | | | | | | | | | |
|-----------|--------------|------------------------|-----------------------------------|---------------------|-----------|--------------|----------|------------|------|
| Parcel ID | 530020490000 | Situs/Physical Address | 80 MAKAENA PL | Assd Land Value | \$134,700 | Last 2 Sales | | | |
| Acreage | 0.7362 | Mailing Address | MOSS PROPERTIES LLC | Assd Building Value | \$218,500 | Date | Price | Reason | Qual |
| Class | COMMERCIAL | | PO BOX 915 KAUNAKAKAI HI 96748 | Total Assd Value | \$353,200 | 6/20/2016 | \$280000 | Valid Sale | Q |
| | | | | Exempt Value | \$0 | 9/1/2009 | \$900000 | n/a | U |
| | | | | Taxable Value | \$353,200 | | | | |

Brief Tax Description LOT 49-A MAP 9 LCAPP 632 32,068 SF
 (Note: Not to be used on legal documents)

Date created: 9/9/2021
 Last Data Uploaded: 9/9/2021 3:31:54 AM





Search address or TMK...

Zoom to...

or use <Shift>-drag to zoom



**Coastal
Flood Zone**
3.2 ft scenario

200 m
500 ft

Google

- 3.2 ft
- a. Passive Flooding ⓘ
all major islands
- b. Annual High Wave Flooding ⓘ
Kaua'i, Maui, and O'ahu only
- c. Coastal Erosion ⓘ
Kaua'i, Maui, and O'ahu only

VULNERABILITY

- Potential Economic Loss ⓘ
- Flooded Highways ⓘ

OTHER OVERLAYS

- Passive Flooding 6 ft (NOAA) ⓘ
- Community Plan Areas ⓘ
- Moku Boundaries ⓘ
- Ahupua'a Boundaries ⓘ
- Flood Hazard Zones ⓘ
- Coastal Flood Hazard Zone with Sea Level Rise ⓘ
- Beaches & Sand (USDA) ⓘ
- Geology (USGS) ⓘ
- Land Use Districts ⓘ
- TMK Parcels ⓘ
- Major Islands ⓘ

expand • collapse **PacIOOS**

MICHAEL P. VICTORINO
 Mayor
 MICHELE CHOUTEAU MCLEAN, AICP
 Director
 JORDAN E. HART
 Deputy Director



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

TRANSMITTAL

March 25, 2021

| STATE AGENCIES | |
|----------------|------------|
| X | DOH-Maui |
| X | DLNR-DOFAW |

| COUNTY AGENCIES | |
|-----------------|----------------------------------|
| X | Dept of Environmental Management |
| X | Dept of Public Works |
| X | Dept of Water Supply |
| X | Fire Department |
| X | Police Department |

File Path:

<https://www.mauicounty.gov/DocumentCenter/View/126244/CIZ-20190003-Moss-Properties>

| | |
|-----------------------------|--------------------------------------|
| PROJECT: | MOSS PROPERTIES |
| APPLICANT: | COUNCIL INITIATED |
| PROJECT ADDRESS: | 80 MAKAENA PLACE, KAUNAKAKAI MOLOKAI |
| PROJECT DESCRIPTION: | CHANGE IN ZONING |
| TMK: | (2) 5-3-002:049 |
| PERMIT NO.: | CIZ 2019/0003 |

Transmitted for your review and comment is a copy of the above referenced request. We would appreciate your comments on this application. Please submit comments to me by **April 30, 2021** via email or hardcopy. If no response is received by this date, we may assume your agency has "no comment." If you have any questions, please contact me by email at sybil.lopez@mauicounty.gov or by phone at (808) 270-5529. Mahalo

Sincerely,

SYBIL K. LOPEZ, Staff Planner

Attachments

- We have no objections
- We have no comments
- Comments are attached

Signed
 Print
 Contact
 Date

Eva Digitally signed by Eva
 Blumenstein
Blumenstein Date: 2021.04.23
 15:21:38 -10'00'

cc Jordan Hart, Deputy Planning Director (PDF)
 Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
 Sybil K. Lopez, Staff Planner (PDF)
 Project File

SKL:th
 K:WP DOCS Planning CIZ 2019 0003 MossProperties Agency Transmittal Review Updated Agency Transmittal.docx

From: Oliver Vaas
To: Sybil Lopez
CC: Ryan Otsubo; Michael Gormley
Date: 9/8/2021 1:54 PM
Subject: Re: CIZ 2019 0003 BJ mtg 10/27/21 11am
Attachments: CIZ 80 Makaena PI Molokai 8.31.21.pdf

Aloha

I will not be in attendance but am happy to answer any questions prior to the meeting. At this point our only comment is to conform to Land Use requirements in accordance with Maui County ordinance 14.05.090 for fire protection should zoning change be approved. Please let Lt. Gormley know if you require his attendance for this meeting.

Thank you,

Oliver Vaas
Lieutenant - Fire Prevention Bureau
County of Maui Department of Fire & Public Safety
313 Manea Pl. Wailuku HI 96793
Office Phone: (808) 876 4690
oliver.vaas@mauicounty.gov

To: Lieutenant Oliver Vaas

I am writing to you in response to the email you had sent to Molokai Planner Sybil Lopez on 9/8/21 in regards to CIZ 80 Makaena Place (TMK 2-5-3-002:049) on Molokai. My husband and I are the owners of the property that is requesting a Change of Zoning. You had commented in your email about conforming to Land Use requirements in accordance with ordinance 14.05.090 – Fire Protection and I wanted to address those concerns.

Currently on 80 Makaena Place, which is not a very long street, there are 3 fire hydrants on the west side of street. They are located across the street from our property. I have attached an aerial map that was found on the County of Maui Real Property Assessment website. I have marked an "x" for the approximate location of each fire hydrant along the street and labeled them A-C. There is approximately 214' between fire hydrant "A" and "B" and approximately 257' between fire hydrants "B" and "C". From fire hydrant "B" to the front door of the Laundrymat that is located on our property there is approximately 74'.

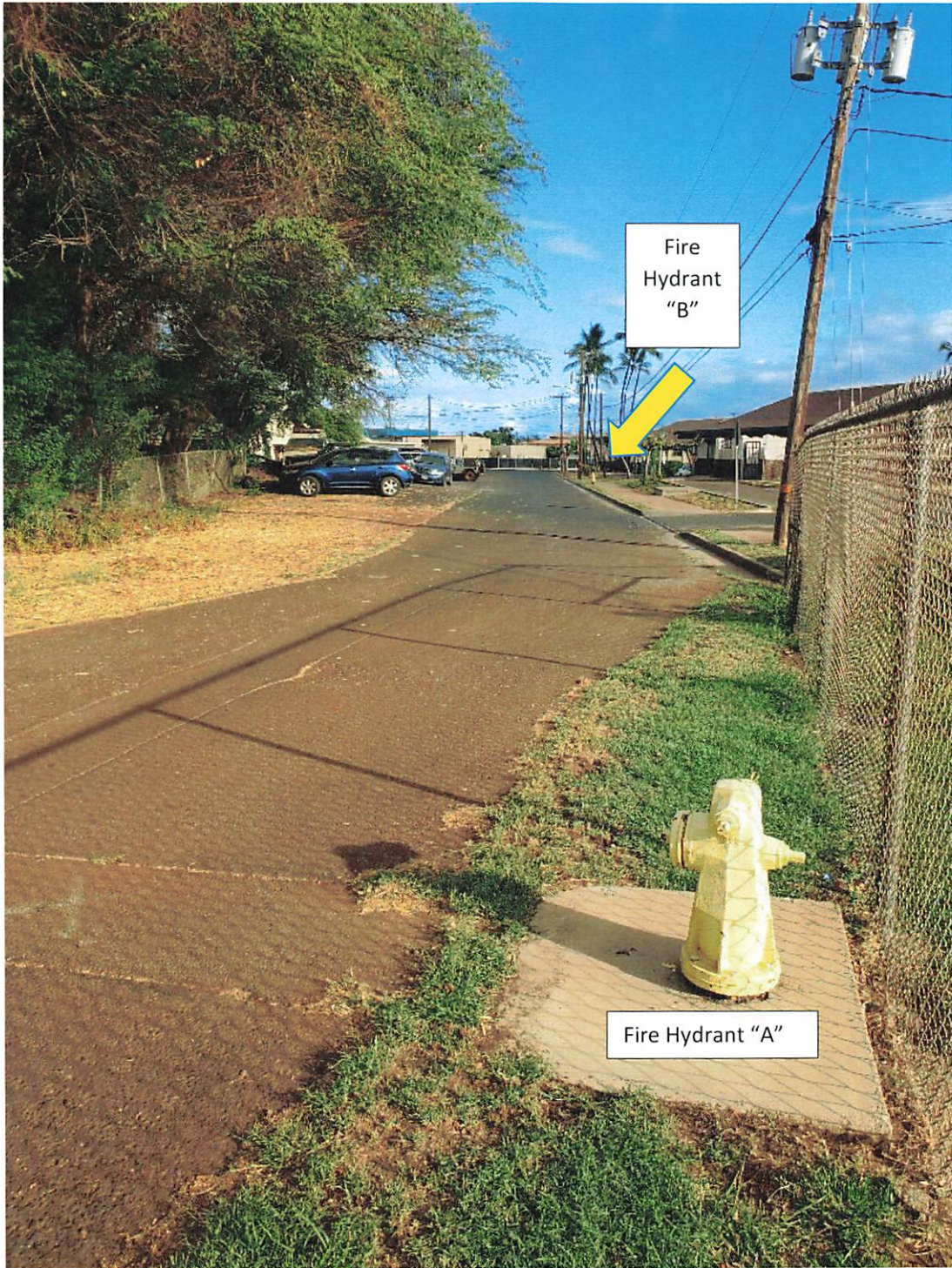
I have also included pictures of the fire hydrants. I am hoping with this information it will alleviate any concerns you may have. If you have any questions for me you can contact me at 808-3336-0044 or at this email address izziautoservice@yahoo.com.

Thank you,

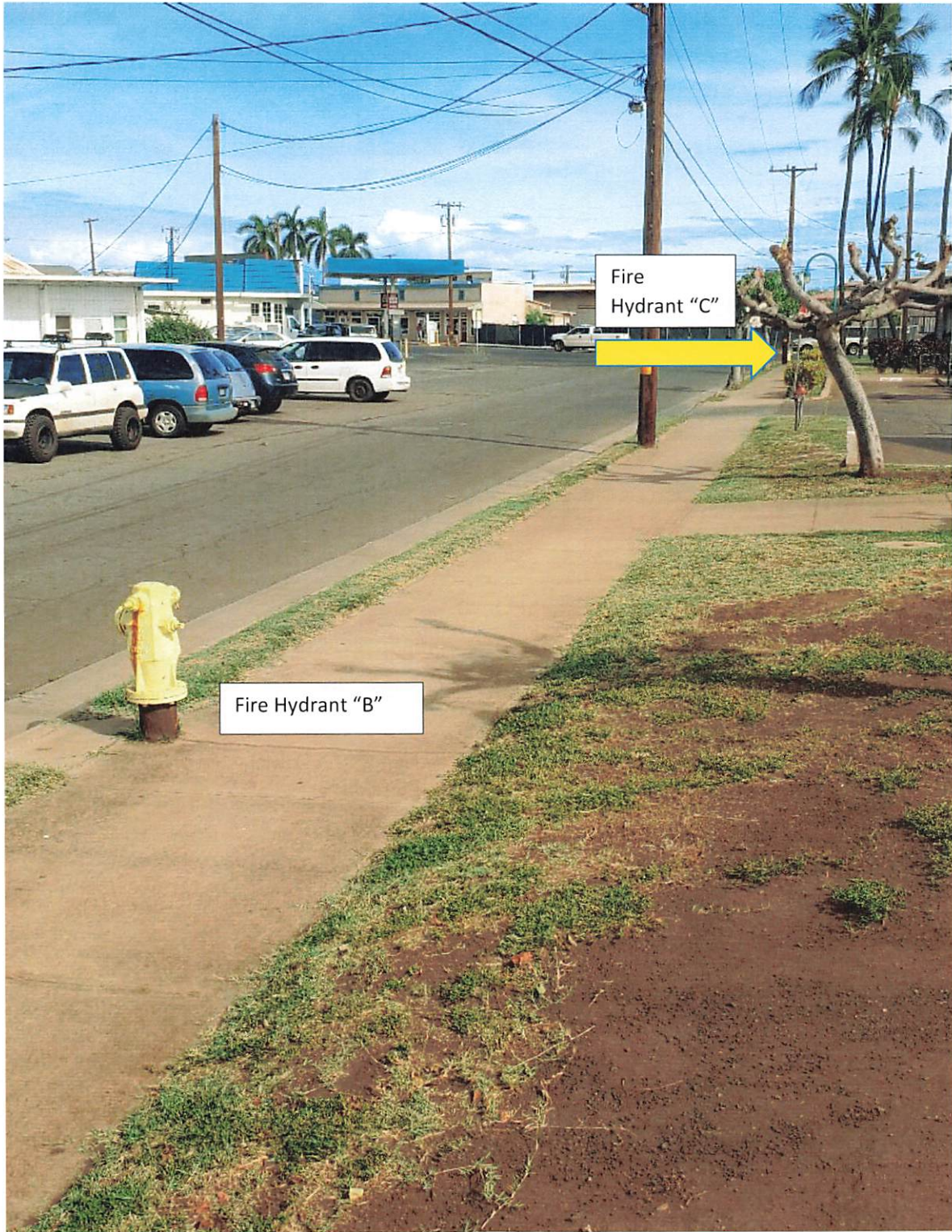
Kaleialoha Moss



Aerial map via County of Maui Real Property Assessment website



Fire hydrant "A" looking to fire hydrant "B". The distance between them is approximately 214'.



Fire hydrant "B" looking at fire hydrant "C" which is barely peeking out from behind the telephone pole, but you can see the yellow coloring. The distance between them is approximately 257'.



Fire Hydrant "B" looking to the front door of The Olde Laundrymat, which equals a distance of approximately 74'

21/2024



MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

May 4, 2021



TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

MEMORANDUM

TO : SYBIL LOPEZ, STAFF PLANNER
DEPARTMENT OF PLANNING


FROM : TIVOLI S. FAAUMU, CHIEF OF POLICE

SUBJECT : PERMIT NO. : CIZ 2019/0003
 TMK : (2) 5-3-002:049
 Project : MOSS PROPERTIES
 Applicant : COUNCIL INITIATED

No comments or recommendations to offer at this time.

Refer to below comments and/or recommendations.

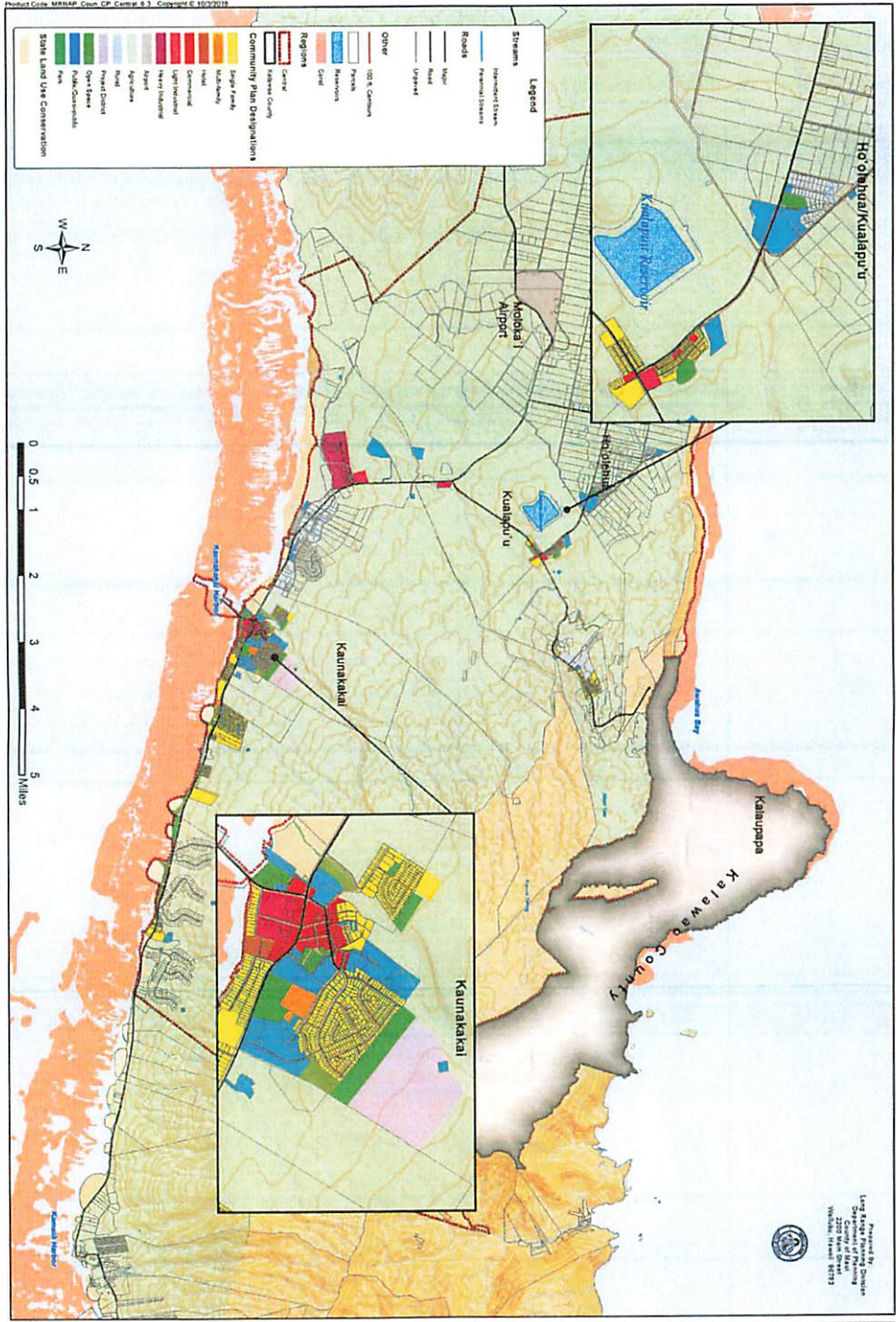
Thank you for giving us the opportunity to comment on this project.


 Assistant Chief John Jakubczak
 For: DEAN M. RICKARD
 Acting Chief of Police

RECEIVED

MAY 05 2021

COUNTY OF MAUI
DEPARTMENT OF PLANNING



Map 6.3 Community Plan Land Use - Central

Moloka'i Island Community Plan Update



Exhibit 2: Minutes of October 27, 2021 Commission Meeting

MOLOKAI PLANNING COMMISSION
SUMMARY MINUTES
OCTOBER 27, 2021

[\(Hyperlink to Meeting Audio Recording - Part 1\)](#)

[\(Hyperlink to Meeting Audio Recording - Part 2\)](#)

[\(Hyperlink to Meeting Audio Recording - Part 3\)](#)

A. CALL TO ORDER

The regular meeting of the Molokai Planning Commission was called to order by Chairperson Lori Buchanan at 11:03 a.m., Wednesday, October 27, 2021, via BlueJeans Meeting No. **150215768**.

(Agenda Item B.1 begins at 00:01:06 of the Meeting Audio Recording - Part 1)

B. PUBLIC HEARING (Action to be taken after the Public Hearing)

1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting Council Resolution No. 19-075 referring to the Molokai Planning Commission a proposed Bill to Change Zoning from Interim to B-CT Country Town Business District for approximately 32,068 square feet of property in Kaunakakai, Molokai TMK (2) 5-3-002:049 (CIZ 2019/0003) (S. Lopez)

(A Motion was made at 00:38:23 of the Meeting Audio Recording - Part 1)

It was moved by Commissioner Bridget Mowat, seconded by Commissioner Laakea Poepoe, then

(A Vote was taken at 00:42:36 of the Meeting Audio Recording - Part 1)

VOTED: to recommend approval of the change in zoning request and adopt the Planning Department's report and recommendation, as amended, prepared for the October 27, 2021 meeting.

(Assenting: L. Albino; L. Buchanan; D. Kelly; W. Moore; B. Mowat; J. Pele;
L. Poepoe)

(Recused: K. Moss)

(Excused: C. Machado)

(Agenda Item C.1 begins at 00:43:49 of the Meeting Audio Recording - Part 1)

C. UNFINISHED BUSINESS

1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting Resolution No. 21-114 referring to the Molokai Planning Commission a

proposed bill to amend Maui County Code Chapters 19.18 – B-2 Community Business District, 19.20 – B-3 Central Business District, and 19.31 – Public/Quasi-Public District to lower the maximum building heights. (J. Takakura) **(Deferred at the Commission’s October 13, 2021 meeting. Commissioners: Please refer to the documents distributed for the October 13, 2021 meeting.)**

The entire text of the proposed bill for ordinance is available at:
<https://www.mauicounty.gov/DocumentCenter/View/128226/Resolution-21-114-proposing-to-lower-building-heights-in-B2-B3-and-P2-districts>

(Chair Buchanan called a recess at 12:16 p.m., and reconvened the meeting at 12:31 p.m.)

(A Motion was made at 00:34:31 of the Meeting Audio Recording - Part 2)

It was moved by Commissioner Laakea Poepoe, seconded by Commissioner Louella Albino, then unanimously

(A Vote was taken at 00:35:45 of the Meeting Audio Recording - Part 2)

VOTED: to approve Resolution 21-114 with the recommended amendments, as discussed.

(Assenting: L. Albino; L. Buchanan; D. Kelly; W. Moore; K. Moss; B. Mowat; J. Pele;
L. Poepoe)
(Excused: C. Machado)

(Agenda Item D.1.a begins at 00:37:57 of the Meeting Audio Recording - Part 2)

D. CONTESTED CASES

Pursuant to Chapter 91-10, Hawaii Revised Statutes, and Subchapter 4 of the Molokai Planning Commission Rules of Practice and Procedure, any individual wishing to testify on these items is required to do so under oath, and may be asked questions by the applicant and members of the Commission. The applicant may provide comments in response to each testifier and should notify the Commission if it wishes to do so.

1. SPECIAL MANAGEMENT AREA MINOR PERMIT

- a. MR. STEVEN SUNG, of T-MOBILE WEST LLC, on behalf of the MOLOKAI GENERAL HOSPITAL (Owner), requesting a Special Management Area (SMA) Minor Permit for the modification of an existing telecommunications facility by replacing and installing new cellular equipment on a portion of land situated at 280 Home Olu

Place, TMK: (2) 5-3-009: 017 (por.), Kaunakakai, Island of Molokai,
(SMX 2021/0104) (S. Lopez)

*The Commission may act to approve or disapprove the SMA Minor
Permit, or defer.*

(At 00:39:03 of the Meeting Audio Recording - Part 2)

Chair Buchanan recused herself from participating in this Agenda item. Vice-Chair Poepoe conducted the meeting for this item.

(A Motion was made at 01:10:22 of the Meeting Audio Recording - Part 2)

It was moved by Commissioner John Pele, seconded by Commissioner Bridget Mowat, then

(A Vote was taken at 01:10:49 of the Meeting Audio Recording - Part 2)

VOTED: to approve the application as submitted.

(Assenting: L. Albino; D. Kelly; W. Moore; K. Moss; B. Mowat; J. Pele; L. Poepoe)
(Recused: L. Buchanan)
(Excused: C. Machado; W. Moore-Technical Difficulty)

***(Chair Buchanan called a recess at 1:44 p.m., then reconvened the meeting at 2:00 p.m.
Commissioner Pele was excused from the meeting.)***

(Agenda Item E.1 begins at 00:00:14 of the Meeting Audio Recording - Part 3)

E. ORIENTATION WORKSHOP NO. 4

1. Managing Shorelines in the Face of Sea Level Rise – Tara Owens, Coastal Processes and Hazards Specialist, UH Sea Grant College Program

Ms. Owens conducted the workshop on item E.1. A discussion was held. No action was taken.

(Agenda Item E.2 begins at 00:35:25 of the Meeting Audio Recording - Part 3)

2. Flood Hazards – Diego Sanchez-Gomez, Staff Planner, Floodplain Manager, Zoning Administration and Enforcement Division, Department of Planning

Mr. Sanchez-Gomez conducted the workshop on item E.2. A discussion was held. No action was taken.

(Agenda Item F and G begins at 00:59:37 of the Meeting Audio Recording - Part 3)

F. DIRECTOR'S REPORT

1. Agenda items for future meetings.
2. Open Molokai Applications Report generated by the Planning Department with the October 27, 2021 Agenda Packet (Appendix-A)
3. Completed Molokai Applications Report generated by the Planning Department with the October 27, 2021 Agenda Packet (Appendix-B)

G. NEXT SCHEDULED REGULAR MEETING DATE: NOVEMBER 10, 2021

Mr. Yoshida presented the Open and Completed Molokai Applications Report. He announced that the next meeting is scheduled for November 10, 2021 and gave an overview of agenda items for that meeting. No action was taken.

(Agenda Item H begins at 01:02:13 of the Meeting Audio Recording - Part 3)

H. ADJOURNMENT

Chair Buchanan adjourned the meeting at 3:03 p.m.

Submitted by,

SUZETTE ESMERALDA
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE:

Present:

Lori Buchanan, Chairperson
Laakea Poepoe, Vice-Chairperson
Louella Albino
Debra Kelly
William Moore
Kaleialoha Moss
Bridget Mowat
John Pele

Excused:

Colette Machado

Others:

Jacky Takakura, Administrative Planning Officer, Zoning Administration and Enforcement
Division, Department of Planning

Clayton Yoshida, Planning Program Administrator, Current Division, Department of Planning

Sybil Lopez, Planner, Current Division, Department of Planning

Stephanie Chen, Deputy Corporation Counsel, Department of the Corporation Counsel

Suzette Esmeralda, Secretary to Boards & Commissions II, Current Division, Department of Planning

Exhibit 3: Signed Proposed Bill and Land Zoning Map No. 1827

ORDINANCE NO. _____

BILL NO. _____ (2022)

A BILL FOR AN ORDINANCE FOR A CHANGE IN ZONING
FROM INTERIM DISTRICT TO B-CT COUNTRY TOWN BUSINESS
DISTRICT FOR PROPERTY SITUATED AT KAUNAKAKAI,
MOLOKAI, HAWAII, TAX MAP KEY (2) 5-3-002:049

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

SECTION 1. Pursuant to Chapters 19.15 and 19.510, Maui County Code, a change in zoning from Interim District to B-CT Country Town Business District is hereby granted for that certain parcel of land situated at 80 Makaena Place, Kaunakakai, Molokai, Hawaii, and identified for real property tax purposes as Tax Map Key No. (2) 5-3-002:049, comprising approximately 0.736 acre of land, and more particularly described in Exhibit "A", attached hereto and made a part hereof, and in Land Zoning Map No. 1827, attached hereto and made a part hereof as Exhibit "B".

SECTION 2. This Ordinance takes effect upon approval.

APPROVED AS TO FORM AND
LEGALITY:

Stephanie Chen

STEPHANIE M. CHEN

Deputy Corporation Counsel

County of Maui

2022-0113

2022-03-09 Moss Properties CIZ Ord.docx

Exhibit "A"

All of that certain parcel of land situate at Kaunakakai, Island of Molokai, County of Maui, State of Hawaii, described as follows:

LOT 49-A, area 32,068 square feet, more or less, as shown on Map 9, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 632 of American Sugar Company, Limited.

SCALE: 1" = 71'

Exhibit "B"

CIZ 2019-003 Moss Properties Exhibits, pg. 143

VICINITY MAP



TMK (2) 5-3-002:008

TMK (2) 5-3-002:021

TMK (2) 5-3-002:015

TMK (2) 5-3-002:010

TMK (2) 5-3-002:044

TMK (2) 5-3-002:049
MOSS PROPERTIES LLC
0.736 Acres

TMK (2) 5-3-002:127

MAKAENA PLACE
To Ala Malama Ave. ...

MANAKO LANE

TMK (2) 5-3-002:158

TMK (2) 5-3-002:074

TMK (2) 5-3-002:012

TMK (2) 5-3-002:011

TMK (2) 5-3-002:095

TAX MAP KEY

T.M.K. (2) 5-3-002:049

AREA

0.736 Acres

LAND ZONING MAP NO. 1827

CHANGE IN ZONING-KAUNAKAKAI, MOLOKA'I, HAWAII
FROM INTERIM DISTRICT
TO B-CT COUNTRY TOWN BUSINESS DISTRICT