

LU Committee

From: Rory Frampton <rory@roryframpton.com>
Sent: Monday, January 22, 2018 4:17 PM
To: LU Committee
Cc: Carla Nakata; Alec J. Wagner; Heidi Bigelow
Subject: Re: Attachment re: DBA, CPA, and CIZ for Seabury Hall (Makawao) - LU-51
Attachments: Frampton ltr to LU Com 012218.pdf; LAND USE_01-17-2018.pdf; COMMUNITY PLAN_01-17-2018.pdf; ZONE AREA_01-19-2018.pdf; 102417 Executed Ltr to Cameron.pdf; Cameron Response 1-9-18.pdf; Ltr-Seabury-Cameron-011818.pdf

Land Use Committee Staff

See attached response to the Committee's 1/16/18 letter along with attachments. Please let me know if there are any questions.

Rory

On Tue, Jan 16, 2018 at 3:41 PM, LU Committee <LU.Committee@mauicounty.us> wrote:

Mr. Frampton,

Please see attached correspondence regarding DBA, CPA, and CIZ for Seabury Hall (Makawao), LU-51.

Thank You,

Land Use Committee Staff

Rory Frampton Consulting Inc.

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place
Kula, Hawaii 96790

cell 808 298 4956
rory@roryframpton.com

January 22, 2018

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

SENT VIA EMAIL: LU.Committee@mauicounty.us

Dear Chair Carroll:

Re: District Boundary Amendment (DBA), Community Plan Amendment (CPA) and Change in Zoning (CIZ) for Seabury Hall (Makawao) (LU-51)

This is in response to your correspondence dated January 16, 2018 requesting revised maps and an update regarding communications with the Cameron's.

1. Maps. Transmitted herewith are revised copies of the CPA, DBA and CIZ maps. The maps have been revised to reflect the new format revisions recommended by the Planning Department.
2. Cameron's. Also transmitted herewith are copies of correspondence between the Cameron's and Seabury Hall' Board President Clay Sutherland. The following is a brief summary. In response to concerns expressed by the Cameron's at the Planning Commission meeting, a meeting was held with Mr. and Mrs. Cameron, Mr. Sutherland and myself at the Cameron residence. The Cameron's expressed concerns regarding potential impacts from school facilities if school facilities are constructed in close proximity to their residence. Following the meeting, Mr. Sutherland sent a letter dated October 24, 2017 to the Cameron's offering to establish a 25 foot building setback along Meha Road (maintaining the existing Agricultural zoning 25 foot setback vs. the 15 foot setback in the requested Public/Quasi-Public zoning). Mr. Cameron provided a response letter dated January 9, 2018 indicating that the proposed 25 foot setback was inadequate to address his concerns. Mr. Sutherland subsequently responded by offering to increase the building setback along Meha Road to 50 feet via letter dated January 18, 2018. It is my understanding the proposed 50 foot building setback is agreeable to Mr. Cameron and that he will be responding in writing to this proposal.

Chair Carroll
Re: Seabury Hall – LU-51
January 22, 2018
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Should you have any questions, please feel free to contact me at 298-4956.

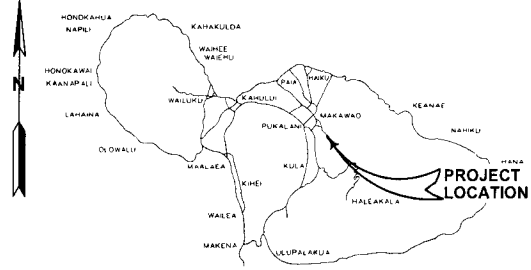
Sincerely,



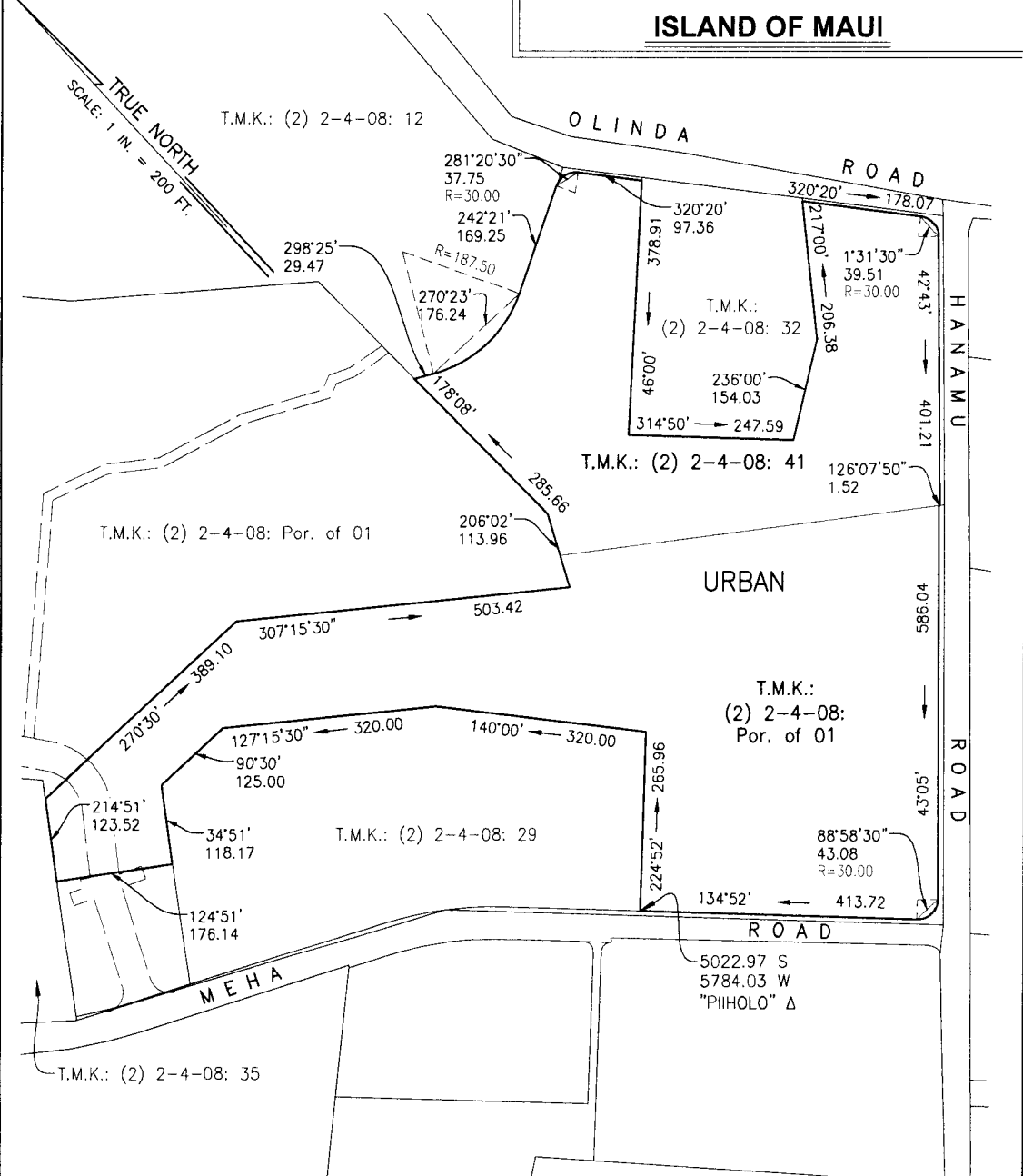
Rory Frampton
Land Use Planner
on behalf of Seabury Hall

Attachments: CPA, DBA and CIZ maps
10/24/17 letter to Mr. Cameron
1/9/18 letter to Mr. Sutherland
1/18/18 letter to Mr. Cameron

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



ISLAND OF MAUI



LAND:

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

AREA:

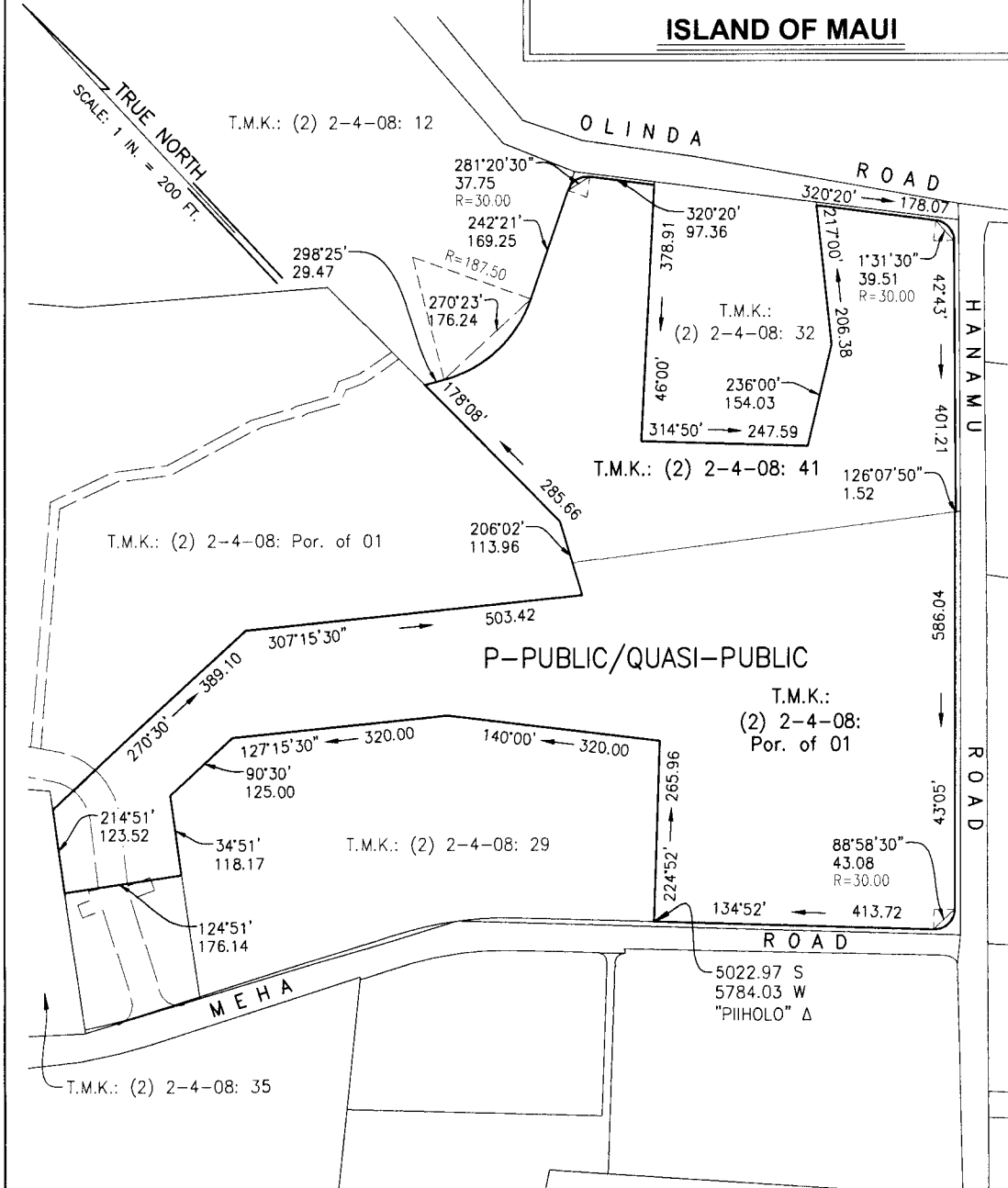
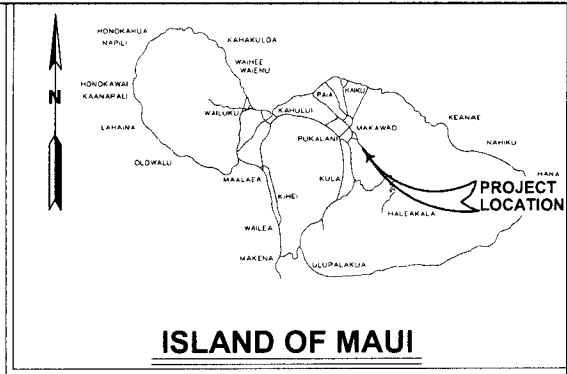
TOTAL AREA: 14.950 ACRES

**LAND USE DISTRICT BOUNDARY
AMENDMENT MAP NO. DB-631**

MAKAWAO, MAUI, HAWAII

FROM: AGRICULTURAL DISTRICT
TO: URBAN DISTRICT

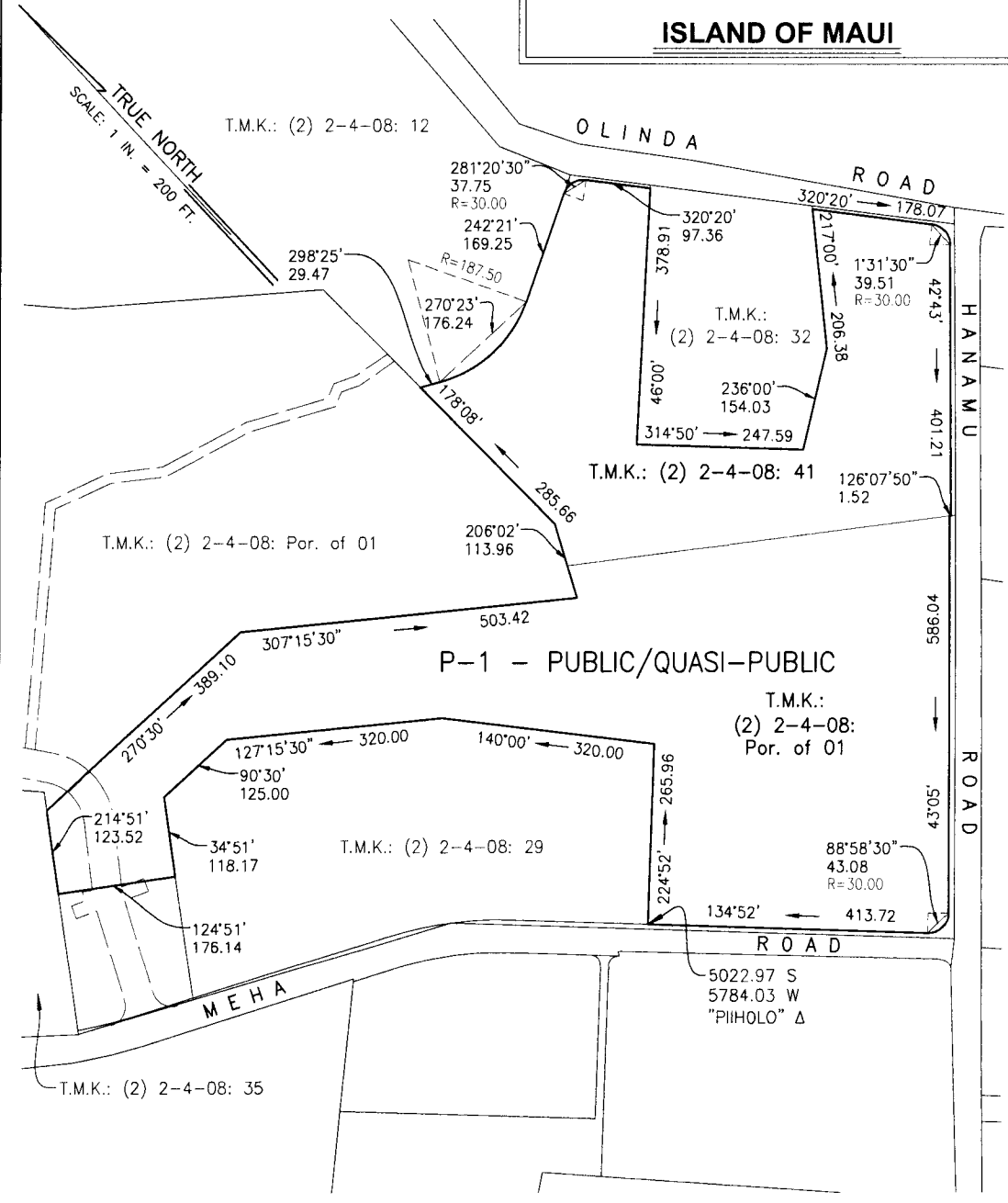
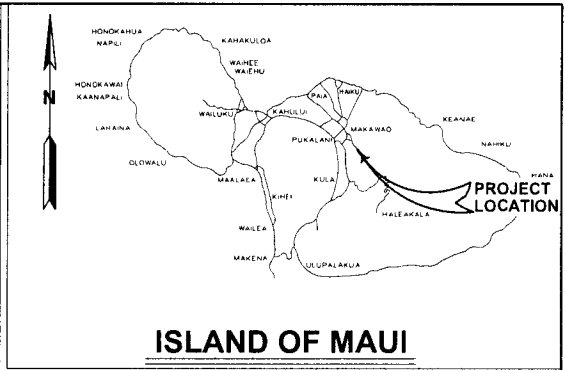
V:\Projdata\16proj\16063\dwg\maps\LAND_USE-00.dwg



V:\Projdata\16proj\16063\dwg\maps\COMMUNITY PLAN-00.dwg

LAND: T.M.K.: (2) 2-4-08 : 41 & POR. OF 01 AREA: TOTAL AREA: 14.950 ACRES

COMMUNITY PLAN MAP NO. CP-617
 COMMUNITY PLAN AMENDMENT - MAKAWAO, MAUI, HAWAII
 FROM AGRICULTURE TO P-PUBLIC/QUASI-PUBLIC



LAND: T.M.K.: (2) 2-4-08 : 41 & POR. OF 01 AREA: TOTAL AREA: 14.950 ACRES

LAND ZONING MAP NO. L-1090
 CHANGE IN ZONING - MAKAWAO, MAUI, HAWAII
 FROM AGRICULTURAL TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT

V:\Proj\data\16proj\16063\dwg\maps\ZONE AREA-00.dwg



SEABURY HALL

480 OLINDA ROAD, MAKAWAO, HAWAII 96768
PH 808-572-7235 • FAX 808-572-7196
www.seaburyhall.org

October 24, 2017

Richard Cameron
120 Hanamu Road
Makawao, HI 96768

Dear Mr. Cameron:

RE: Seabury Hall Entitlements – Community Plan Amendment, District Boundary Amendment and Change in Zoning (CPA 2017/001; DBA 2017/001; CIZ 2017/001); Tax Map Keys: (2) 2-4-008: 41 and 1 (por.)

On behalf of the Board of Trustees, I would like to thank you for the opportunity to meet with you and your wife Fatima, on July 13, 2017, to discuss your concerns regarding the proposed Seabury Hall Entitlements.

As you are aware, Seabury Hall purchased the property bounded by Meha and Hanamu Road from Haleakala Ranch Company in 2003 at fair market value. Current facilities on the property include the Creative Arts Center and parking lots which were approved via Conditional Use Permits. One of the conditions of the Conditional Use Permit requires the school to seek entitlement changes to establish appropriate land use designations for the property. The requested land use changes encompass the vacant lands near your property at the corner of Meha and Hanamu Roads.

You have expressed concerns regarding the proximity of the land use changes to your property and the impact that future school related facilities may have on your property value. Your property is approximately 4 acres in size and contains a single-family residence with driveway access off of Hanamu Road. As a way to mitigate your concerns about impacts to your property value, you have requested Seabury Hall to consider maintaining the Agricultural designations for the portions of the Seabury owned property nearest to your property.

The Board of Trustees has a fiduciary responsibility to the School, and after careful consideration we have determined that we cannot support excluding portions of the Seabury owned property from the proposed entitlements. Maintaining portions of the property in the Agricultural District, essentially prohibiting school related uses on the property, is not in the long term interest of the School. However, in the interest of trying to address your concerns about impacts to your property value, we offer the following for consideration:

October 24, 2017

Mr. Richard Cameron

Seabury Hall Entitlements – Community Plan Amendment, District Boundary

TMK: (2) 2-4-008: 41 and 1 (por.)

Page 2 of 2

Building Setback. The current building setback established by the Agricultural Zoning is 25 feet. The required building setback under the proposed P-1 Public/Quasi Public Zoning District is 15 feet. *Seabury is agreeable to a Condition of Zoning which would maintain the building setback at 25 feet.*

We note that driveway access off of Meha Road in the vicinity of your property is prohibited as part of an earlier consolidation and re-subdivision of the property. This prohibition will remain in place regardless of the land use designations. Also, a 5 acre portion of school owned property along Meha Road abutting the makai corner of your property is not included in the request and will remain in its agricultural land use designations.

We would like to thank you again for the opportunity to discuss your concerns. We hope that you appreciate the Board's responsibilities as well as our attempts to alleviate your concerns.

Respectfully yours,



Clay Sutherland, President
Seabury Hall Board of Trustees

Cc: Will Spence, Planning Director
Bob Carrol, Council Land Use Committee Chair
Mike White, Council Representative for Upcountry

Richard F. Cameron / 120 Hanamu Road / Makawao, Hawaii 96768

January 9, 2018

Clay Sutherland, President
Seabury Hall
480 Olinda Road
Makawao, Hawaii 96768

Dear Mr. Sutherland,

In reviewing your letter of October 24, 2017, I find the 25 foot setback along Meha Road woefully inadequate. I hope that this matter can be reviewed and a more amicable setback agreement reached.

I will appreciate your attention to this matter and a satisfactory resolution reached.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard F. Cameron". The signature is fluid and cursive, with the first name being the most prominent.

Richard F. Cameron

cc: Rory Frampton Consulting Inc.



SEABURY HALL

480 OLINDA ROAD, MAKAWAO, HAWAII 96768
PH 808-572-7235 • FAX 808-572-7196
www.seaburyhall.org

January 18, 2018

Richard Cameron
120 Hanamu Road
Makawao, HI 96768

Dear Mr. Cameron:

RE: Seabury Hall Entitlements – Community Plan Amendment, District Boundary Amendment and Change in Zoning (CPA 2017/001; DBA 2017/001; CIZ 2017/001); Tax Map Keys: (2) 2-4-008: 41 and 1 (por.)

On behalf of the Board of Trustees, I am following up with you regarding Seabury Hall's proposed rezoning of the above referenced parcel. Previously I wrote to you and discussed providing a building setback of 25 feet from the boundary of this property fronting Meha Road. I understand that you were not satisfied by the Board's offer to extend the building setback from 15 feet to 25 feet, and have requested an additional setback along Meha Road adjacent to your property.

The Board has reviewed your request and would agree to expand the building setback to fifty feet (50') along Meha Road, and is optimistic that this will be satisfactory to you. If you have any questions regarding this request, please feel free to contact me.

If this proposal is acceptable to you, please contact Rory Frampton to confirm your acceptance, so that he may inform the County Council of the resolution of this issue. Any effort you could make to show your support of Seabury Hall's zoning proposal would be appreciated as well.

I thank you for your consideration and support. We hope that you appreciate the Board's responsibilities as well as our attempts to alleviate your concerns.

Respectfully yours,

Clay Sutherland, President
Seabury Hall Board of Trustees

Cc: Will Spence, Planning Director
Bob Carrol, Council Land Use Committee Chair
Mike White, Council Representative for Upcountry