

PSLU Committee Meeting, October 16, 2019

COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING FOR MAALAEA AGRICULTURAL SUBDIVISION (PSLU-41)

Potential Conditions of Zoning

1. The water supply for this project subdivision will be through private wells and will not draw water from any water source that will diminish water availability to any other project or development.
2. The Developer must receive from the Department of Water Supply a "will serve" letter from the developer to confirm a long-term reliable water supply for the project.
3. According to DLNR there is a portion of the Lahaina Pali Trail that runs through the proposed project site that is not commonly used for access to the trail. This area shall be maintained as open space to preserve its historical and cultural value to the community.
4. There should be two buffer zones of 500 feet on either side of the trail access road and a second 500-foot buffer should be established along the highway to be preserved for agriculture activities and act as a fire break.
5. As a condition of reclassification by the State Land Use Commission it required "that the 20.644 acres continue in agricultural use" in the proposed project site; this condition should be re-enforced as a condition of zoning.
6. The State Land Use Commission has 6 remaining conditions of approval, all these conditions should be recognized as a condition of zoning.
 - (a) that the 20.644 acres continue in agricultural use;
 - (b) that notice of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interest in the 20.644 acres be provided to the LUC;
 - (c) that should any archaeological resources be encountered during crop cultivation or any subsequent development activity all work should stop and the State Historic Preservation Division should be contacted;
 - (d) that access through the 20.644 acres be provided to the Old Lahaina Pali Trail;
 - (e) that annual reports to the LUC, Office of Planning, and the Department of Planning be provided; and
 - (f) that the conditions of approval may be fully or partially released by the LUC upon timely motion and upon provision of adequate assurance of satisfaction of these conditions.

RECEIVED AT PSLU MEETING ON 10/16/19
(COUNCILMEMBER MOLINA)