

**Applications for  
District Boundary Amendment (DBA),  
Community Plan Amendment (CPA), and  
Change in Zoning (CIZ)  
for  
Huelo Door of Faith Church  
TMK No. (2) 2-9-007:032**

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**Planning & Sustainable Land Use Committee**

**Maui County Council**

**October 21, 2021**

Received at PSLU 10/21/2021 meeting

# Project Team

- **Applicant:**

Door of Faith Church & School  
(Pastor Richard Trier)

- **Planning Consultant:**

Chris Hart & Partners, Inc.

# About Huelo Door of Faith Church

- Established in 1953.
- John Kahiamoe and his wife, Dolly Kahiamoe, originally owned the property.
- Previous Pastors: Hatie Apuna & Dolly Kahiamoe.
- Current Pastor: Pastor Richard Trier / Pastor Rick (applicant).
- Current congregation: 25–30 people.
- Activities of the church: Quarterly conferences with all Door of Faith Churches in Hawaii, fellowship with Kahana Door of Faith Church in Lahaina, and various community services & community engagement efforts.

# The Request

	Existing Designation	Requested Designation
State Land Use District	Agricultural	Rural
Paia-Haiku Community Plan	Agricultural	Public/Quasi-Public
County Zoning	Agricultural	P-1 Public/Quasi-Public

The requested designation will be consistent with the uses that have existed on the property for 60+ years.

# Purpose of the Request

- As the Door of Faith church structure has deteriorated over the years, the congregation wishes to reconstruct the existing church with the intention to provide a safer and comfortable building for the existing church members, not to grow its congregation.
- The future church will be modestly reconstructed with a similar architecture of the existing structure and will remain within the current footprint.
- The reconstruction aims to restore the church as a safe and resilient structure. However, this reconstruction plan is not allowed within the current land use status of the church.

# Property Profile

- Existing conditions: a church structure (~1,800 sf, poor condition) and a hall (~2,200 sf) currently used for church-related activities); water tanks: 20,000 gal. for fire protection & 4,000 gal. for wastewater.
- Church capacity: up to 100 people.
- Parcel is landlocked and abutting State property on the east.
- Revocable permit No. S-7699 grants access easement to the church.
- Access to the church from Door of Faith Road is through the State property.



# Location Map





# TMK Map



Source: ESRI and County of Maui

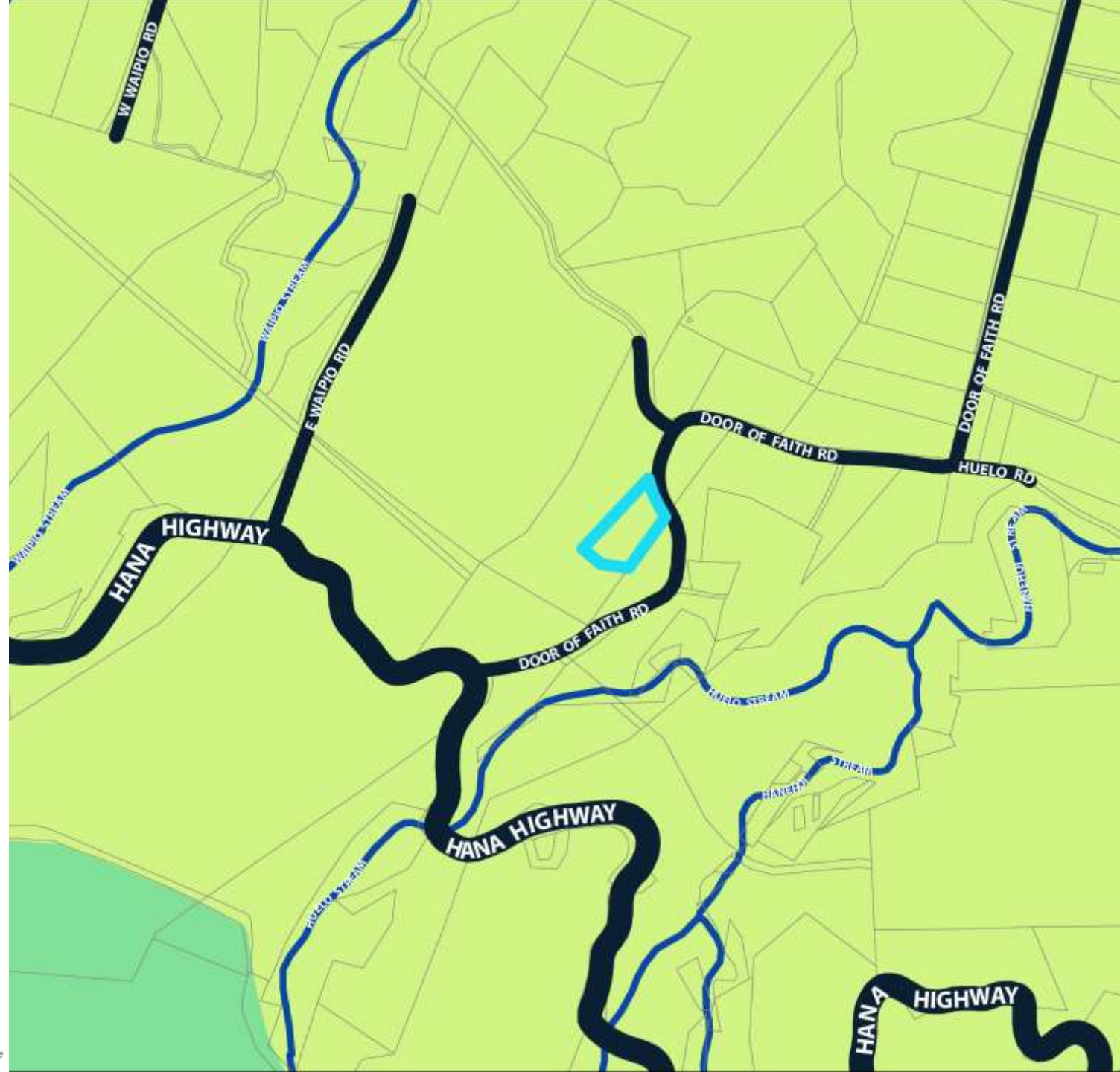




# State Land Use District Map



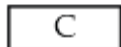
Source: ESRI and State of Hawaii LUC



# Paia-Haiku Community Plan Map

 Project Site  Parcels

 AG Agriculture

 C Conservation

 R Rural

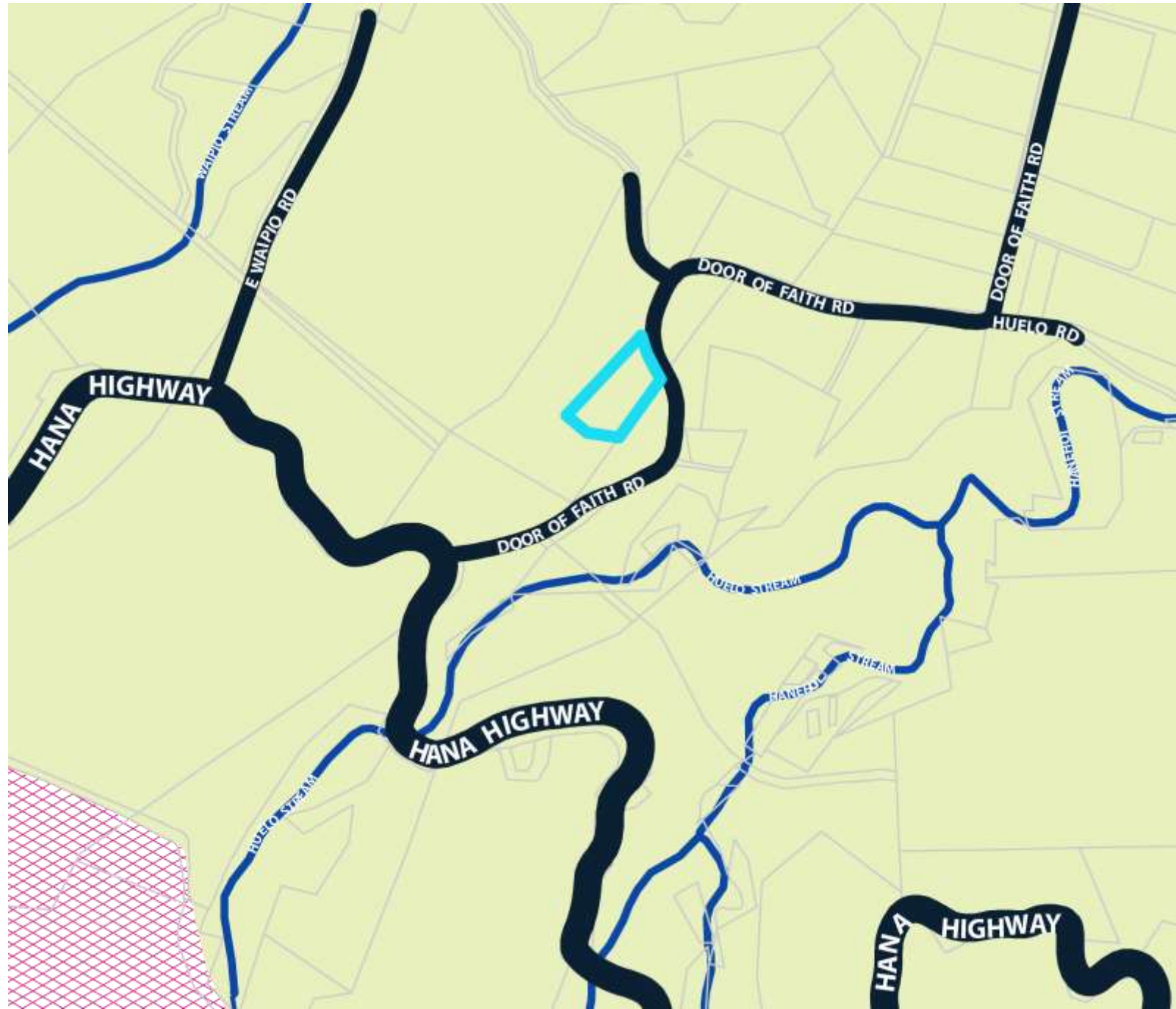
Source: Maui County Planning Department

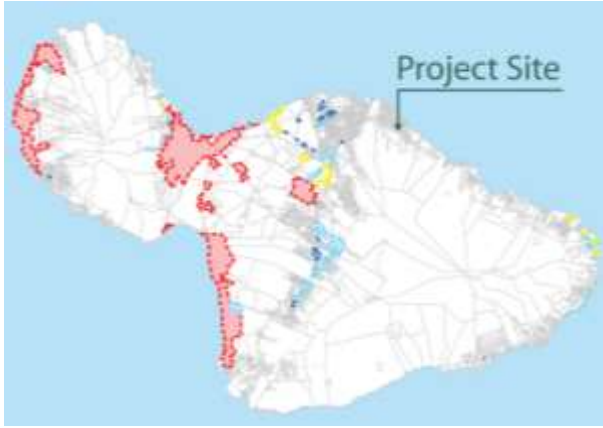


# Maui County Zoning Map

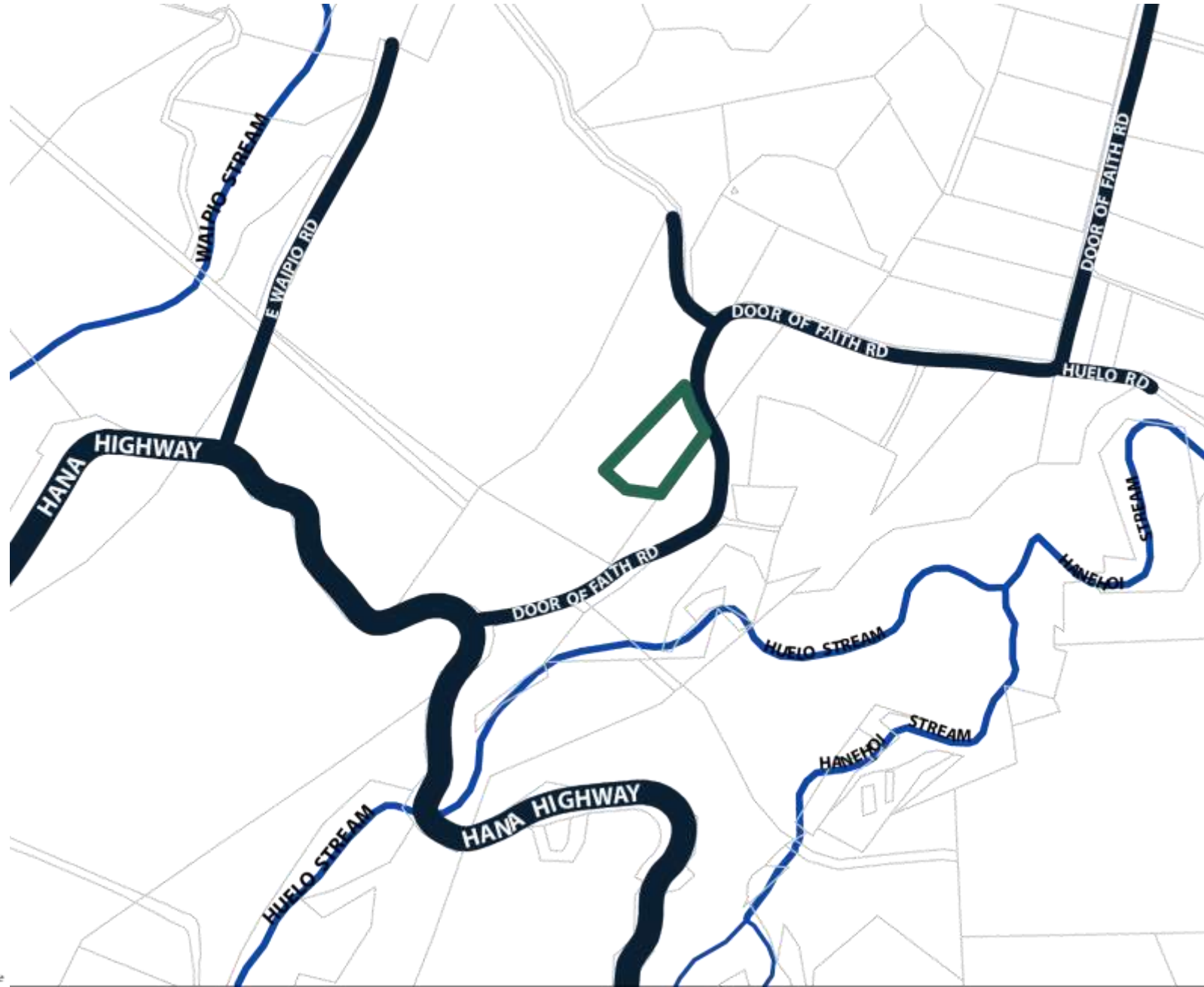






Source: Maui County Planning Department





# Maui Island Plan Map



-  Urban Growth Boundary
-  Rural Growth Boundary
-  Country Town
-  Rural Service Center

Source: ESRI and County of Maui



# Maui Island Plan Protected Areas Map

- 2011 Parcels
- State Land Use Conservation
- Primary Roads
- Urban Growth Boundary
- Small Town Growth Boundary
- Rural Growth Boundary

Source: Maui County Planning Department



- Project Site

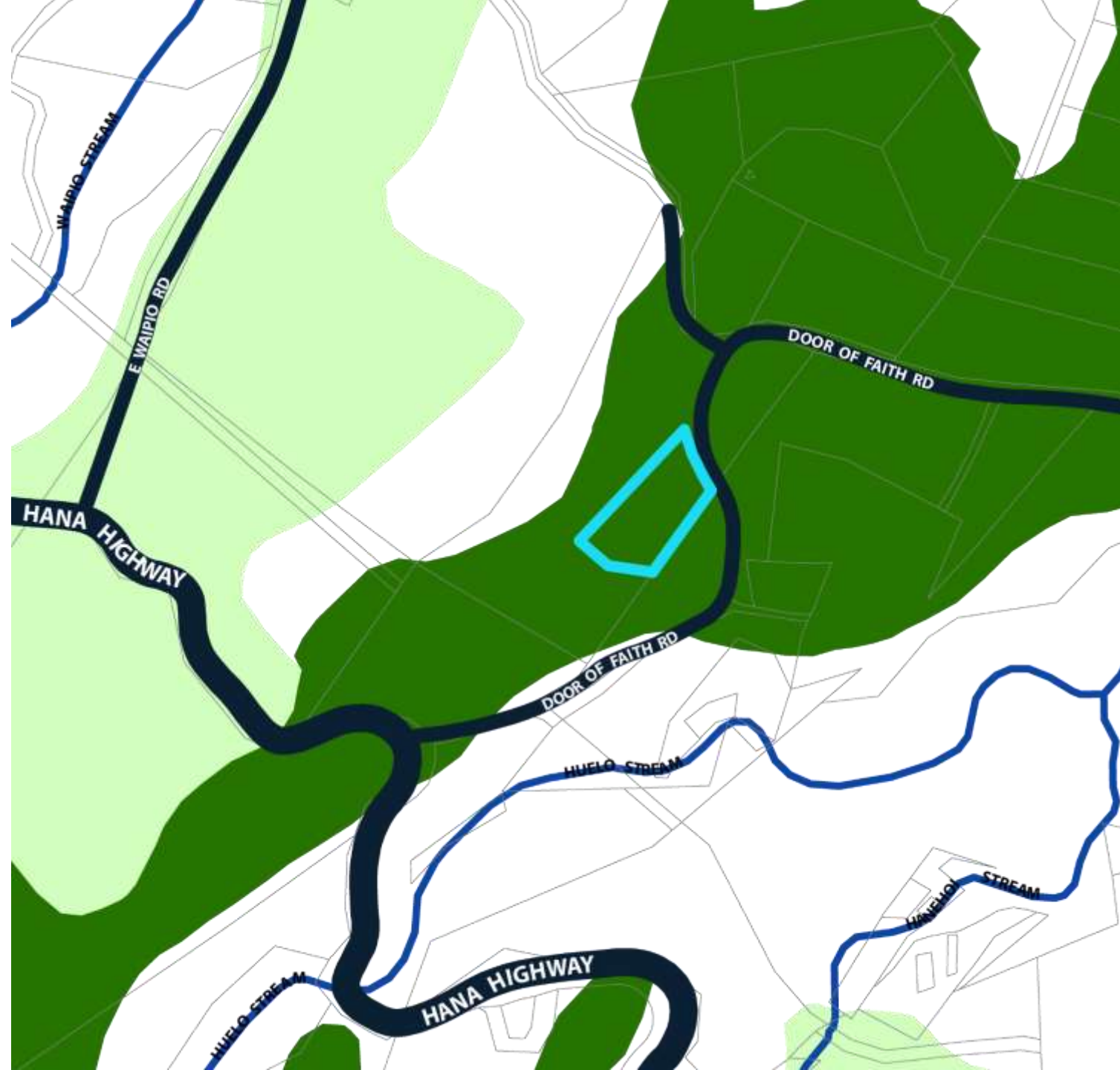
- Greenbelt
- Greenway
- Park
- Preservation
- Sensitive Lands



# Agricultural Lands of Importance to the State of Hawaii (ALISH) Map



Source: ESRI, HDOA



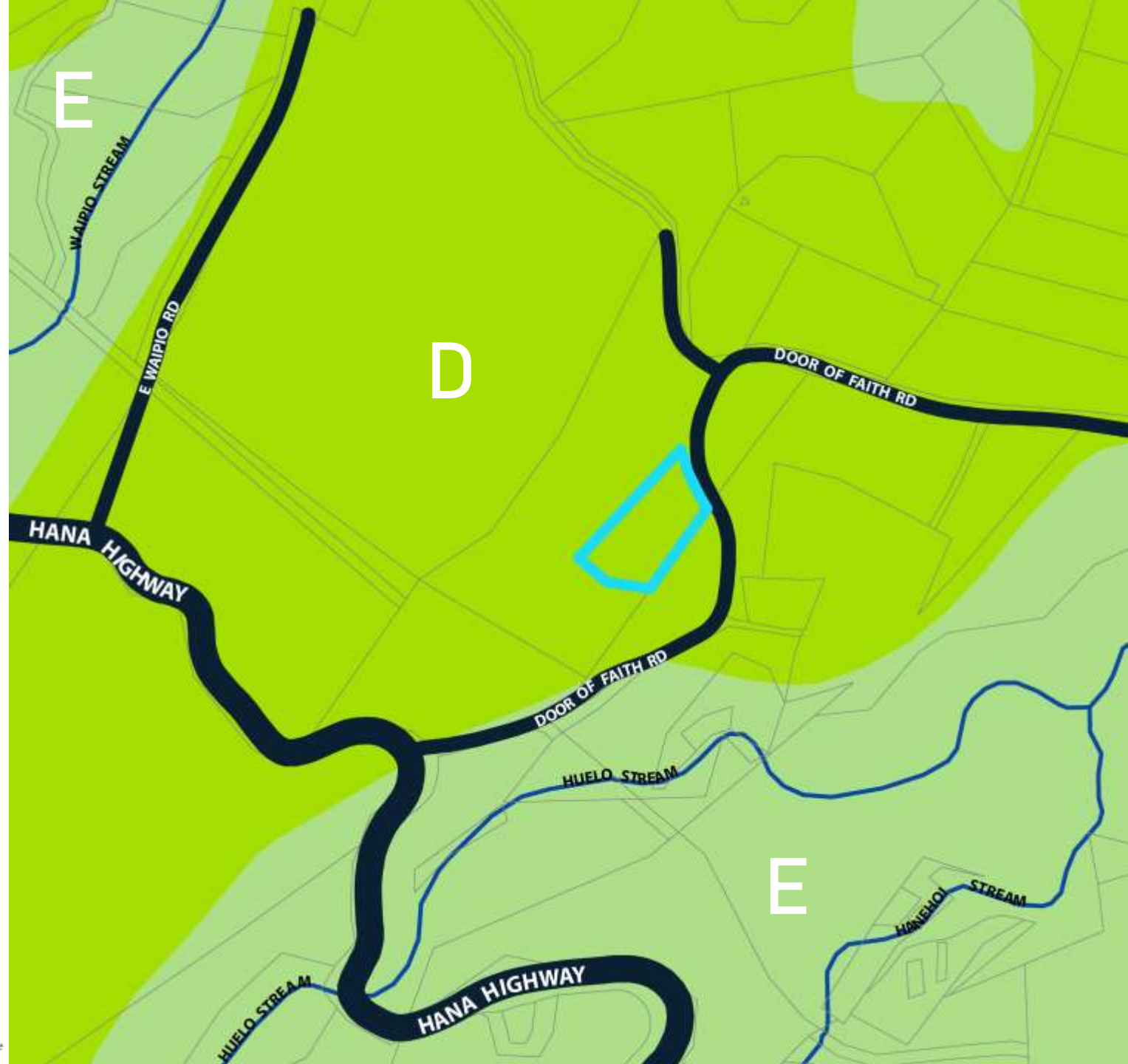
# Land Study Bureau (LSB) Map



Productivity Rating      Index Percentages

A	85 - 100
B	70 - 84
C	55 - 69
D	30 - 54
E	0 - 30


Source: ESRI, HDOA



# Flood Hazard Assessment Map



 Project Site     Parcels

 Zone X: Outside the 0.2% annual chance floodplain



Not to Scale

## Flood Hazard Information

FIRM INDEX DATE:

NOVEMBER 04, 2015

LETTER OF MAP CHANGE(S):

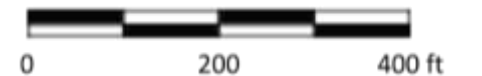
NONE

FEMA FIRM PANEL:

1500030435E

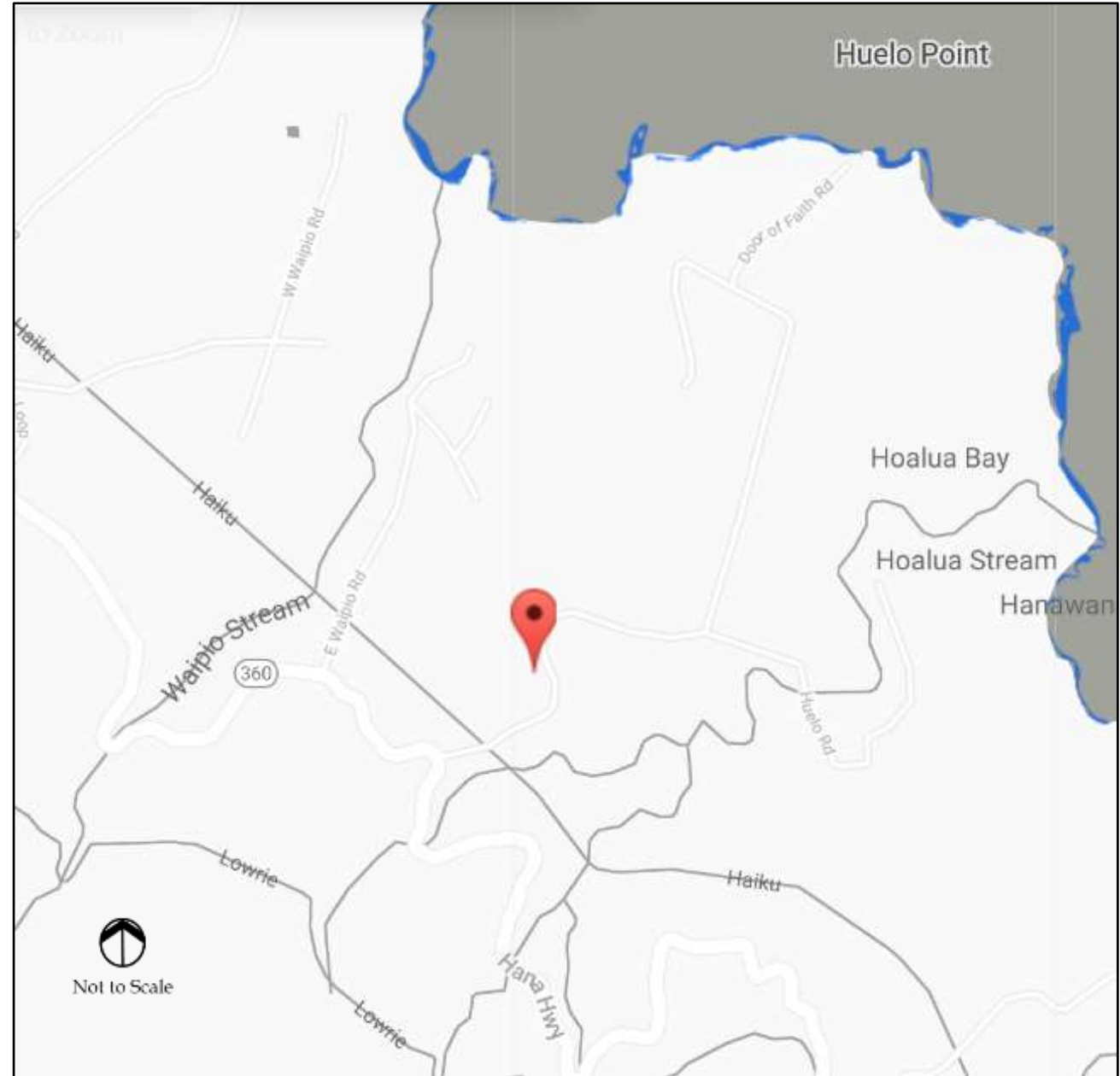
PANEL EFFECTIVE DATE:

SEPTEMBER 25, 2009





# Sea Level Rise Exposure Area Map



# Project Overview

- Prior to approaching Councilmember Sinenci (March 2019), Chris Hart & Partners, Inc. consulted with the Maui County Department of Planning over the status of the land use associated with TMK (2) 2-9-007:032.
- The church is determined as a nonconforming use.
- The nonconforming use may be continued as long as the building is not replaced, reconstructed, or enlarged [(HRS) §205-8].
- The nonconforming use must not be discontinued for longer than 12 consecutive months.
- The Department of Planning determined that a State Special Use Permit would be required to resume use of the structure as church.
- Rather than apply for a State Special Use Permit — which would require periodic renewals — the church decided to pursue the DBA, CPA, and ClZ

# Project Overview

- Maui County Council (Councilmember Sinenci) initiated land use entitlement changes for the Door of Faith Church (Resolution No. 19-172 adopted October 2019).
- Assessment Report submitted to Planning on December 12, 2019.
- Maui Planning Commission hearing August 11, 2020.
  - Recommended approval with no conditions.
- Transmittal to Council July 21, 2021.
  - MPC recommended “that Council strongly consider fireflow requirements for the area.”

# Maui Fire Dept. Comments

DAVID C. THYNE

MICHAEL P. VICTORINO  
Mayor

- The proposed CIZ from Agriculture to Rural will result in an increase in fire protection minimum flow requirements from 500 gallons per minute (for a two hour duration) to 1,000 gallons per minute.

Wailuku, HI 96793

SUBJECT: Huelo Door of Faith Church, County Resolution No. 19-172  
CPA 2019/0002, DBA 2019/0003 & CIZ 2019/0005  
TMK: (2) 2-9-007: 032

Dear Livit,

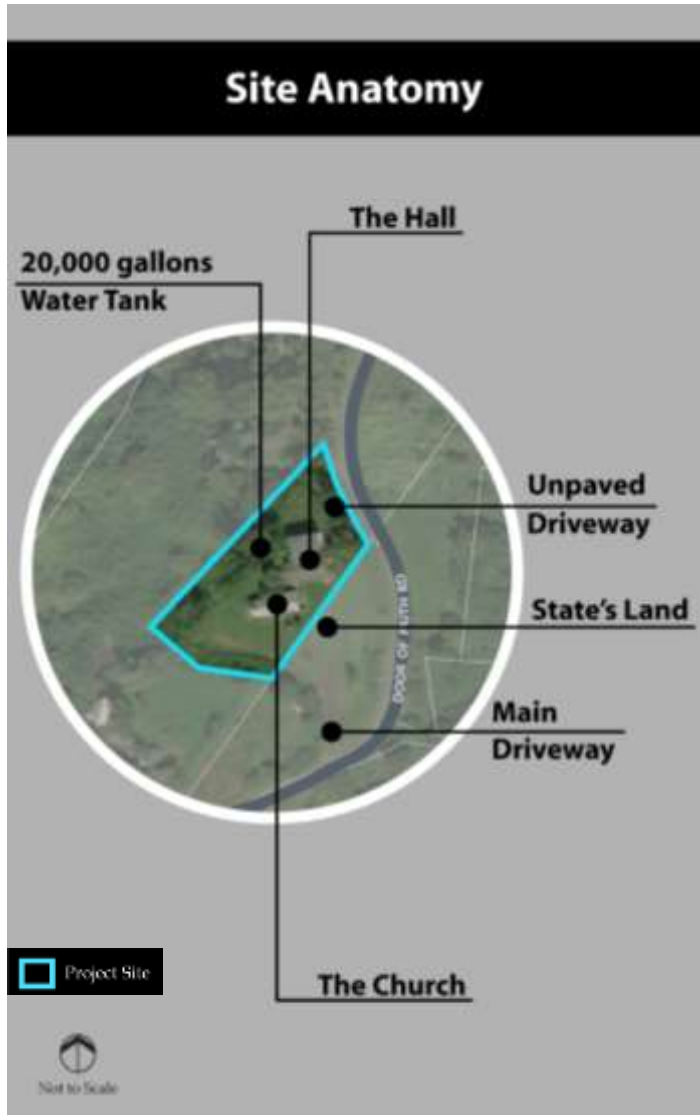
To: Planning Department  
Attn: Livit Callentine

RE: CIZ2019/0005 – Door of Faith Road  
TMK: (2) 2-9-007:032

Dear Livit,

The comment that was provided by our department regarding the change in fire flow requirements for the subject CIZ is usually used when our office provides comment to subdivision applications – when a parcel is subdivided according to a specific land-use designation. Per MCC 16.04C.470, the fire flow requirements for new subdivisions (attached for your reference) are stated. Although this matter is not a new subdivision, I thought it was advisable to inform both the applicant and the Planning Department of the fire flow requirement associated with the land-use designation.

# Site Photographs



1. Looking North of the Project Parcel

Portion of Project Parcel that is currently used as Parking Lot (fronting the Hall).



2. Looking East of the Project Parcel

Portion of State's Land that is vacant.



3. Looking South of the Project Parcel

Portion of State's Land that is used as an easement for access.



4. Looking West of the Project Parcel

Vacant land occupied by overgrown vegetation.

# Site Photographs (cont.)



1. The Hall (*left*) and The Church (*right*)



2. Front Porch of The Church



3. Back Side of The Church

# Site Photographs (cont.)



4. North Side of the Church



5. South Side of The Church (Part 1)



6. South Side of The Church (Part 2)

# Site Photographs (cont.)



7. Front and South Side of Church



8. One of the Padstones Holding the Church Structure



# Site Photographs (cont.)

1

Church Interior  
(view from the  
main entrance)



2

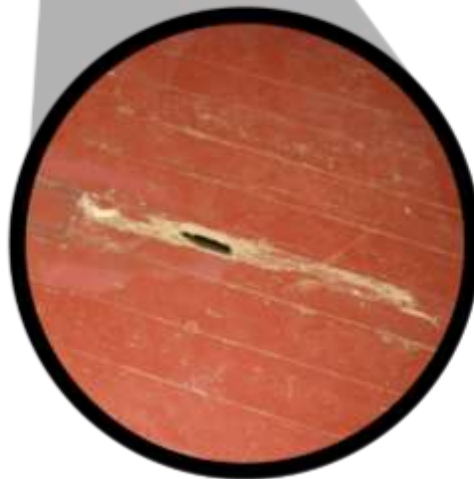
Church Interior  
(view to the left  
from the main  
entrance)



# Site Photographs (cont.)

3

Church Interior  
(view of wooden  
floor with holes  
and cracks)

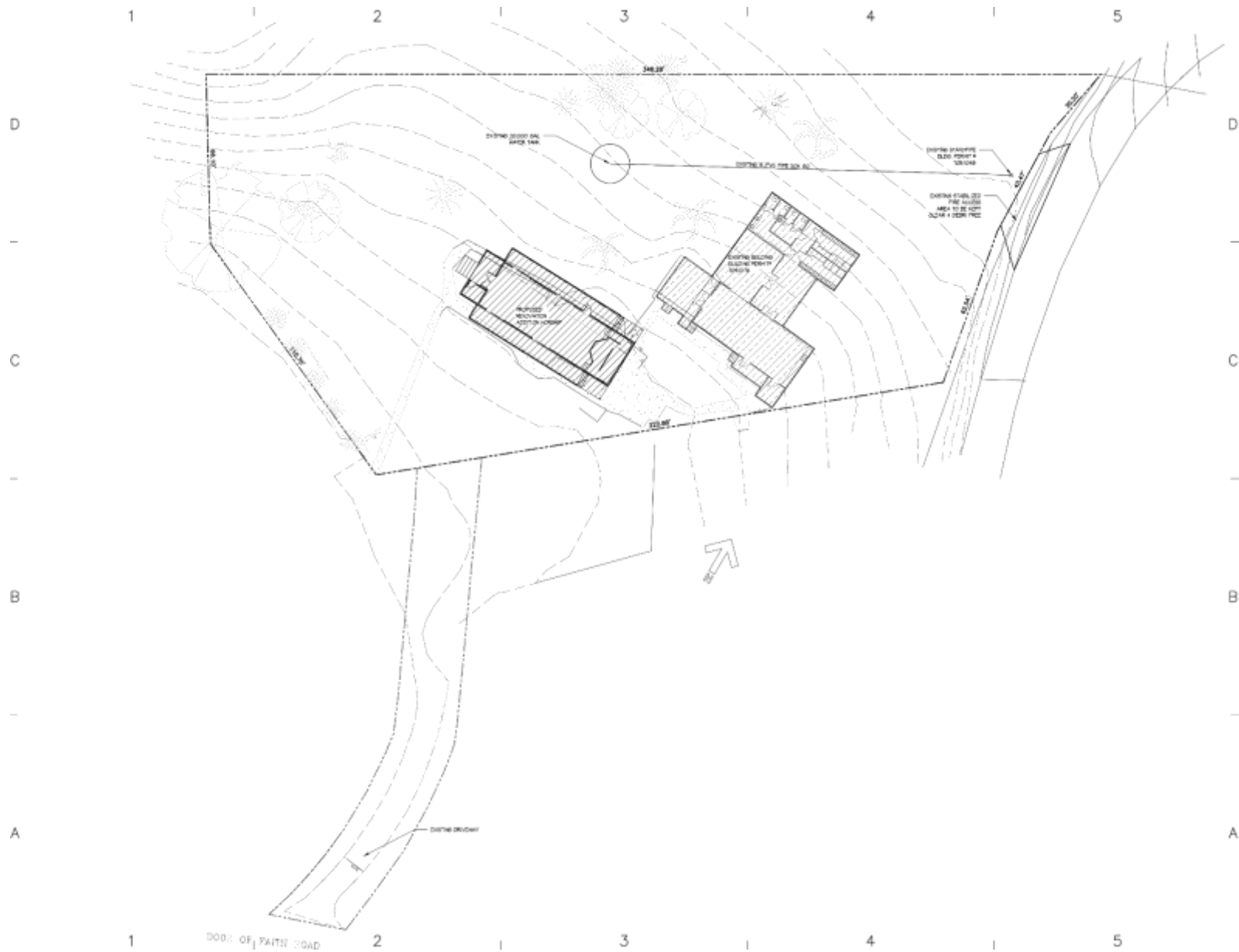


4

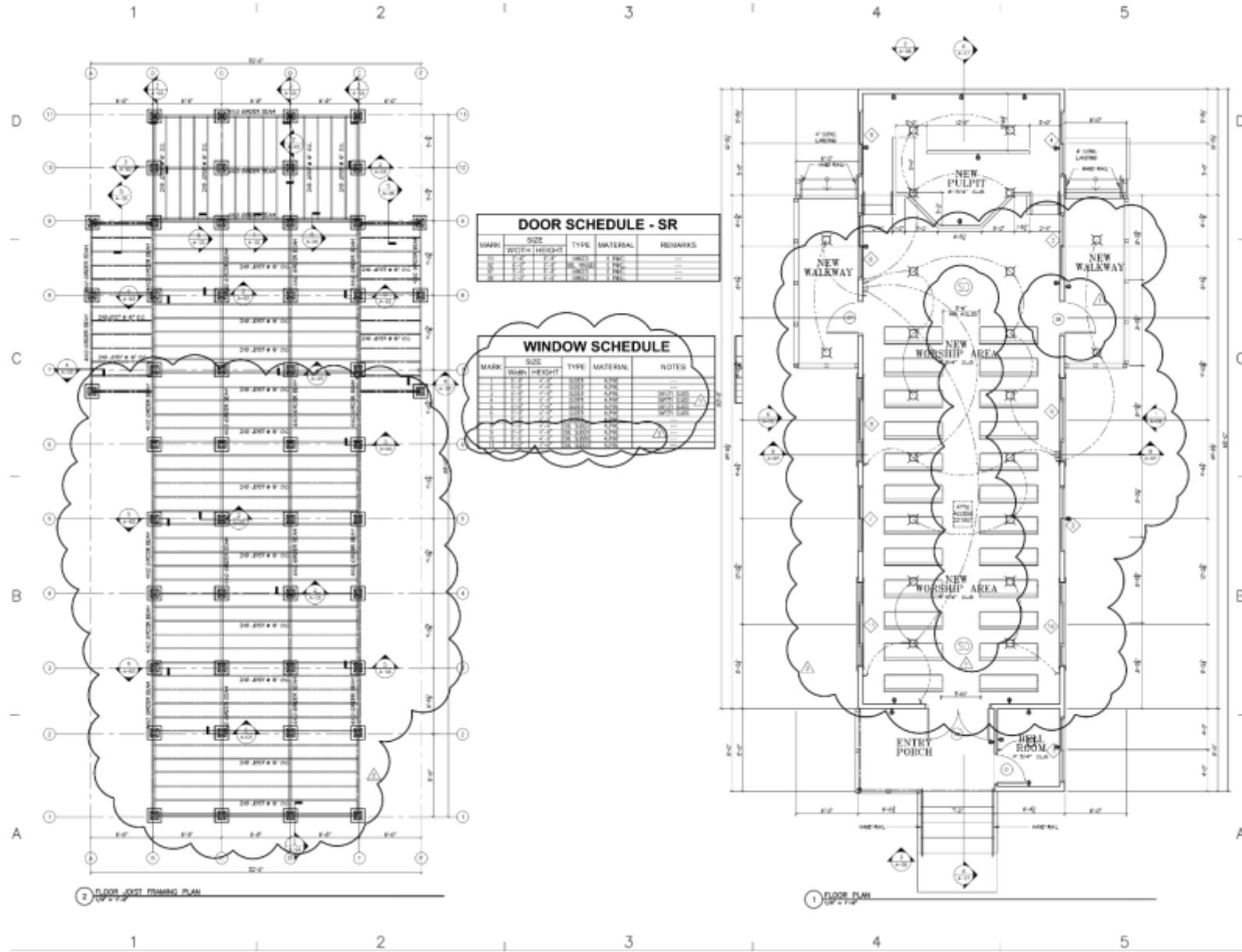
Church Interior  
(view of wooden  
ceiling with  
holes and  
cracks)



# Site Plan



# Floor Plan



# Proposed Actions

The Maui County Council's proposed Bills for Ordinance propose to grant the subject property the following items:

- **State Land Use Commission District Boundary Amendment (DBA)** from Agricultural to Rural
- **Community Plan Amendment (CPA)** from AG Agricultural to P Public-Quasi Public
- **Change in Zoning (ClZ)** from AG Agriculture to P-1 Public/Quasi-Public

# Project Necessity

These actions would result in the **proposed** land use designations being **consistent** with the **existing** uses.

*Mahalo*

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