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Deputy Director of Council Services
Richelle K. Kawasaki, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

February 29, 2024

Mr. Edwin Sniffen, Director
Department of Transportation
State of Hawai'i
Aliiaimoku Building
869 Punchbowl Street
Honolulu, Hawai'i 96813

Via E-mail: dotpao@hawaii.gov

Dear Mr. Sniffen:

**SUBJECT: BILL 28 (2024), DISTRICT BOUNDARY
AMENDMENT FOR HALE MAHAOLU KE KAHUA
PROJECT (WAILUKU) (HLU-26)**

At its meeting of March 6, 2024, the Maui County Council's Housing and Land Use Committee intends to discuss Bill 28. Bill 28's purpose is to grant a District Boundary Amendment from Agricultural to Urban District for a 9.798-acre portion of land located at the corner of Kahekili Highway and Waiehu Beach Road, Waiehu, Wailuku, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 3-3-001:106, for the construction of the Hale Mahaolu Ke Kahua project, consisting of 120 multi-family units in 13 two-story buildings, a nonprofit building, and clubhouse.

May I please request you, or a representative from your Department, attend the March 6th HLU Committee meeting at 9:00 a.m. Your attendance would be greatly appreciated in the likely event the Committee has questions for your Department.

The meeting will be held via Microsoft Teams using the following link: <http://tinyurl.com/3667hx3h>. A copy of the meeting agenda is attached for your reference, including a copy of Bill 28 and the Department of Planning's report on the matter.

Mr. Sniffen
February 29, 2024
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May I please request a response by **March 5, 2024**, regarding who, if anyone, is able to attend. To ensure efficient processing, please transmit your response to hlu.committee@mauicounty.us and include the relevant Committee number in the subject line of your response.

Should you have any questions, please contact me or Committee staff (Ana Lillis at 808-270-7659, or Stacey Vinoray at 808-270-7147).

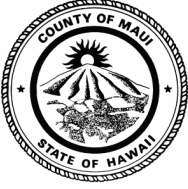
Sincerely,

A handwritten signature in black ink, appearing to read "Tasha Kama", with a long horizontal flourish extending to the right.

TASHA KAMA, Chair
Housing and Land Use Committee

hlu:ltr:026adot01:alkl

Attachment



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/HLU

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Committee Vice-Chair
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HOUSING AND LAND USE COMMITTEE (2023-2025)

Wednesday, March 6, 2024

9:00 a.m.

MEETING SITE:

Online via Teams: <http://tinyurl.com/3667hx3h>

Phone testimony: 1-808-977-4067, code 461 899 61#

In-person testimony and viewing: Council Chamber, Kalana O
Maui Building, 8th Flr., 200 South High St., Wailuku, Hawai'i

AGENDA

PERMANENTLY AFFORDABLE RENTAL UNIT STRATEGY (HLU-3(15))

Description: Under Rule 7(B) of the Rules of the Council, the Committee intends to receive a presentation and discuss matters relating to a permanently affordable rental unit strategy.

Status: The Committee may receive a presentation from Homestead Community Development Corporation representative Robin Danner, Executive Director, on a permanently affordable rental unit strategy. The Committee may discuss the presentation, strategies for keeping rental units permanently affordable, and other related matters. No legislative action will be taken.

BILL 28 (2024), DISTRICT BOUNDARY AMENDMENT FOR HALE MAHAOLU KE KAHUA PROJECT (WAILUKU) (HLU-26)

Description: The Committee is in receipt of the following:
1. Bill 28 (2024), entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII TAX MAP KEY (2) 3-3-001:106." Bill 28's purpose is to grant a District Boundary Amendment from Agricultural to Urban for 9.798 acres of an 11.476-acre property located at the corner of Kahekili Highway and Waiehu Beach Road, Waiehu, Wailuku, Maui,

MORE →

Hawaii, identified for real property tax purposes as tax map key (2) 3-3-001:106, for construction of the Hale Mahaolu Ke Kahua project, consisting of 120 multi-family units in thirteen two-story buildings, a nonprofit building, and clubhouse.

2. Correspondence dated January 29, 2024, from the Planning Director, transmitting the Department of Planning Report and Recommendation. August 22, 2023 Meeting and related documents.

Status: The Committee may consider whether to recommend passage of the proposed CD1 version of Bill 28 (2024) on first reading, with or without further revisions. The Committee may also consider the filing of Bill 28 (2024) and other related action.

[Bill 28 \(2024\)](#)

[Correspondence from Planning 02-16-2024](#)

CONTACT INFORMATION

Office of Council Services, 200 South High Street, Wailuku, Hawaii 96793
Tel: (808) 270-7838

COMMITTEE STAFF

Ana Lillis, Paige Greco, Stacey Vinoray, and Carla Nakata

BOARD PACKETS

Board Packets, as defined in Section 92-7.5, HRS, will be electronically posted as soon as practicable.

CONNECTIVITY

This meeting is being conducted in accordance with Section 92-3.7, HRS. Nothing said in the meeting or included in the agenda is intended to create obligations in excess of those required under Section 92-3.7, HRS.

If Teams connectivity affecting quorum is lost, the Committee will be in recess. It will not be considered a loss of quorum unless connectivity cannot be restored within 30 minutes. If the Teams connection is prematurely terminated, for whatever reason, please log back into the same link.

If connectivity affecting quorum cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., using the same virtual connections, unless the Committee announces a different date and time.

OFFICIAL LOCATIONS AND TESTIMONY

Video testimony via Teams link: <http://tinyurl.com/3667hx3h>

Oral testimony via phone by dialing: 1-808-977-4067 and entering meeting code 461 899 61#

In-person testimony and viewing: Council Chamber, Kalana O Maui Building, 8th Floor, 200 South High Street, Wailuku, Hawaii

If audiovisual connection is lost at the official location for in-person testimony and viewing, the committee will be in recess for up to 30 minutes to restore connectivity. If connectivity cannot be restored within 30 minutes, the meeting will automatically reconvene the following Tuesday at 9 a.m., at the same official location for in-person testimony and viewing, unless the Committee announces a different date, time, and location.

If a meeting participant wishes to testify anonymously, they should log in to the meeting with an appropriate anonymous name and virtually raise their hand. If a testifier connects to the meeting by phone, the Chair will call the last four digits of the testifier's phone number.

The Chair may mute or remove testifiers from the meeting who violate the Council's Standards of Decorum.

Written testimony will be accepted via eComment. Search for the meeting date on mauicounty.us/agendas, click on the eComment link, then select the agenda item to submit comments on.

For more information on testifying, please visit www.mauicounty.us or contact the Office of Council Services.

COURTESY TESTIMONY SITES - COUNCIL RESIDENCY AREA OFFICES

South Maui	Lāna'i
MEDB Building	Lāna'i District Office
1305 North Holopono, Suite 9, Kihei	814 Fraser Avenue, Lāna'i City
(808) 793-0012	(808) 565-7094

Molokai	East Maui	Makawao-Ha'ikū-Pā'ia
Molokai District Complex	Hāna Cultural Center & Museum	Heritage Hall
100 Ainoa Street, Kaunakakai	4974 Uakea Road, Hāna	401 Baldwin Avenue, Suite 102, Pā'ia
(808) 553-3888	(808) 248-7513	(808) 793-0099

Councilmembers may or may not participate from Courtesy Testimony Sites. If any Courtesy Testimony Site loses its audio connection to the meeting, the meeting will continue without that location, irrespective of whether a Councilmember is

participating from there.

Subject to change and staffing availability without notice. Visit mauicounty.us for more information.

COURTESY LIVE CABLECAST AND WEBCAST VIEWING

Akaku: Maui Community Media, Channel 53.

mauicounty.us/agendas to access meeting videos

Subject to change without notice. Visit mauicounty.us for more information.

If Akaku prematurely ceases broadcasting the meeting, the meeting will continue via interactive conference technology and a recording will be sent to Akaku to be included with archived meeting videos.

DISABILITY ACCESS

Anyone requesting an auxiliary aid or service or an accommodation due to a disability should contact the Office of Council Services at least three working days prior to the meeting date at (808) 270-7838 or county.council@mauicounty.us.

Agenda items are subject to cancellation.