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Director of Council Services
David M. Raatz, Jr., Esq.

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

July 15, 2024

Ms. Kate Blystone, Director
Department of Planning
County of Maui
Wailuku, Hawaii 96793

Dear Ms. Blystone:

SUBJECT: ADVISORY COMMITTEES TO THE MAUI PLANNING COMMISSION (HLU-3(19))

The Council's Housing and Land Use Committee intends to discuss this matter at its July 24, 2024, meeting.

May I please request you or a Department representative virtually attend the meeting to provide a 15-minute or less presentation covering the following:

1. The name of each advisory committee.
2. The roles and responsibilities of the advisory committees.
3. A description of the advisory committees' authority.
4. Legislation that established each advisory committee.
5. The number of members and current vacancies on each advisory committee.
6. The position names responsible for staffing each advisory committee.
7. The number of items referred by the Maui Planning Commission to each advisory committee, per year, since the establishment of the advisory committee.

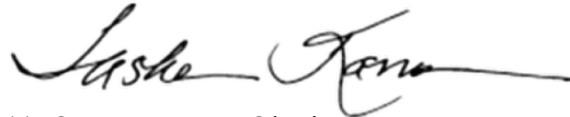
Ms. Kate Blystone
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8. The process for determining which items are sent to a respective advisory committee for review.
9. The number of times each advisory committee has met per year since the respective advisory committee's establishment.
10. A list of challenges the advisory committees face, if any.
11. The advisory committees' process when quorum is not met.
12. In the attached correspondence dated March 25, 2024, transmitted by your Department, the following is noted under "Public Hearing": "A site visit was held by the [Hana Advisory Committee] on September 28, 2023, at which meeting unanimous approval to recommend the [Change in Zoning] was concluded." Please indicate whether the advisory committees have approval authority to provide recommendations to the Maui Planning Commission or whether they have authority to advise the Maui Planning Commission.

May I further request you email your presentation by **4:30 p.m. on July 23, 2024**, to hlu.committee@mauicounty.us and include "HLU-3(19)" in the subject line.

Should you have any questions, please contact me or the Committee staff (Paige Greco at ext. 7660, Carla Nakata at ext. 5519, or Jennifer Yamashita at ext. 7143).

Sincerely,



TASHA KAMA, Chair
Housing and Land Use Committee

hlu:ltr:03(19)apl01:pmg

Attachment

cc: Mayor Richard T. Bissen, Jr.
Deputy Planning Director

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director



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

March 25, 2024

Honorable Richard T. Bissen Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

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

Dear Chair Lee and Members:

SUBJECT: APPLICATION FOR A CHANGE IN ZONING (CIZ) (CONDITIONAL) FOR THE HĀNA STORE STORAGE BUILDING (OLD LAUNDRY) ADJACENT TO THE HĀNA-MAUI RESORT LOCATED ON APPROXIMATELY 21,711 SQUARE FEET OF LAND AT 9 KEAWA PLACE, HĀNA, MAUI, HAWAII, IDENTIFIED BY TAX MAP KEY: (2) 1-4-013:001 (ZPA2022-00001)

The Department of Planning (Department) is transmitting for your review and action the Change in Zoning (CIZ) (Conditional) from Urban Reserve to Business Country Town for the Hāna Store Storage Building (known as the Old Laundry) across the street from the Hāna-Maui Resort. This rezoning will reestablish limited legal commercial uses on this property, a site with more than 100 years of different business activities, including the use of the historic stone building adjacent to Hāna Highway. This application has been reviewed by the Hāna Advisory Committee (HAC) in public hearing and by the Maui Planning Commission (MPC), both giving the recommendation for approval of the CIZ with conditions. The overall project goal is to provide a zoning district for the property so that appropriate commercial uses may once again be conducted in a renovated historic building. No new buildings are proposed. The rehabilitation and use of the historic building will result in the restoration of a piece of Hāna's past in concert with the goals and objectives of the Hāna Community Plan.

A summary of the application is as follows:

OFFICE OF THE
COUNTY CLERK

2024 MAR 28 AM 8:31

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Honorable Richard T. Bissen, Jr., Mayor
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 Honorable Alice L. Lee, Chair
 March 25, 2024
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APPLICATION SUMMARY													
Application - CIZ	<p>The Change in Zoning Amendment (Conditional) along with an updated map reflecting the change by TMK is outlined in Table A below.</p> <p>Table A. Summary of map associated with proposed change by TMK for the Maui County Zoning Designation.</p> <table border="1"> <thead> <tr> <th rowspan="2">TMK</th> <th colspan="2">Maui County Zoning</th> <th rowspan="2">MAP #</th> </tr> <tr> <th>Existing</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>(2) 1-4-013:001</td> <td>Urban Reserve</td> <td>Business Country Town</td> <td>L-1620</td> </tr> </tbody> </table>			TMK	Maui County Zoning		MAP #	Existing	Proposed	(2) 1-4-013:001	Urban Reserve	Business Country Town	L-1620
TMK	Maui County Zoning		MAP #										
	Existing	Proposed											
(2) 1-4-013:001	Urban Reserve	Business Country Town	L-1620										
Applicant	Mani Hāna Resort (DE) LLC												
Owner	Mani Hāna Resort (DE) LLC												
Tax Map Key	(2) 1-4-013:001												
Address	9 Keawa Place, Hāna, Maui, Hawaii												
Area	21,711 Square Feet												
Land Use Designations	State Land Use District - Urban Maui Island Plan - Small Town Growth Boundary Hāna Community Plan - Business/Commercial Maui County Zoning - Proposed Business Country Town from current Urban Reserve. This change would make zoning consistent with the Hāna Community Plan												
Brief Description	The Applicant is requesting a CIZ from Urban Reserve to Business Country Town on a single lot to permit limited legal commercial uses and to make zoning consistent with the Hāna Community Plan designation of Business/Commercial.												
Public Hearing	Held by HAC on June 19, 2023, via BlueJeans Video conferencing platform. A site visit was held by the HAC on September 28, 2023, at which meeting unanimous approval to recommend the CIZ was concluded. The MPC heard the item on February 13, 2024, and affirmed by unanimous vote a recommendation for approval of the CIZ.												
Testimony	Time for verbal testimony was offered during the public hearing and at subsequent meetings.												
Recommendation	The HAC recommended approval of the proposed application for a CIZ with conditions and the MPC reaffirmed that decision for approval with conditions.												

The HAC conducted a public hearing on the subject application at its June 19, 2023, meeting, recommending approval to the Council at its September 28, 2023, meeting subject to the conditions stated as follows:

Permitted Uses	Criteria or limitations
Amusement and recreational activities	Provided that such uses shall be permitted by the Hāna Advisory Committee and Maui Planning Commission as applicable

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Art and culturally appropriate music studios	
Eating and drinking establishments that are locally owned and operated	Provided that such uses shall be permitted by the Hāna Advisory Committee and Maui Planning Commission as applicable
General merchandising	
General office	
Hardware, feed, and garden stores	Provided that feed and fertilizer are kept within an enclosed building
Libraries	
Museums	
Parking lots	If associated with another permitted use on the property or as allowed by an off-site parking permit
Personal and business services	Printing establishments shall be conducted within an enclosed building
Warehouse facilities associated with a permitted use within the District or with the primary hotel within the Urban District in Hāna	
Other similar businesses or commercial enterprises or activities that are not detrimental to the welfare of the surrounding area or to the historic character of the site	Provided that such uses shall be permitted by the Hāna Advisory Committee and Maui Planning Commission as applicable

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

1. Proposed bill entitled, "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE TO BUSINESS COUNTRY TOWN (CONDITIONAL) FOR APPROXIMATELY 21,711 SQUARE FEET IN HĀNA, MAUI, HAWAII, IDENTIFIED AS TAX MAP KEY (2) 1-4-013:001,"
2. Letter from Kate L.K. Blystone, Planning Director, to Mr. William Spence, Consultant, dated February 27, 2024, with the Maui Planning Commission's recommendation for Council approval of the Change in Zoning with conditions.
3. Department's Staff Report and Recommendation to the MPC, dated February 13, 2024, containing a copy of the Department's Report and Recommendation to the HAC dated June 19, 2023 and the Recommendation Reprint dated September 28, 2023, due to a deferred meeting to allow the HAC

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members to conduct a site visit. Please note that the HAC minutes of the June 19, 2023 public hearing, the September 28, 2023 HAC site visit, and the September 28, 2023 HAC decision making meeting are included in this Report.

4. MPC minutes of the February 13, 2024, meeting.
5. MAPPS Application and Additional Documents for the Change in Zoning.

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

Sincerely,



KATE L. K. BLYSTONE
Planning Director

Attachments

xc: Danny A. Dias, Planning Program Administrator (PDF)
Jordan E. Hart, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Planner (PDF)

KLKB:KFW:lp

K:\WP_DOCS\Planning\ZPA\2022\00001_HānaStorageReno&CIZ\Final Council List of Documents\2.CountyTransmittal.doc

HLU Committee

From: HLU Committee
Sent: Tuesday, July 16, 2024 1:44 PM
To: Kate Blystone
Cc: HLU Committee; Ana Lillis; joy.paredes@co.maui.hi.us; Michelle Santos; 'Zeke Kalua'
Subject: PLEASE READ attached letter re: HLU-3(19); reply by 7/23/24
Attachments: 003(19)apl01_signed.pdf

Ms. Blystone: Please refer to the attached letter from the Housing and Land Use Committee Chair, dated July 15, 2024. Please respond by **July 23, 2024**.

Mayor's Office (attention: Michelle Santos and Zeke Kalua): Please forward the attached letter to Mayor Bissen for his information.

Thank you,
HLU Committee