



# PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

[www.MauiCounty.us/HLU](http://www.MauiCounty.us/HLU)

Committee Chair  
Tasha Kama

Committee Vice-Chair  
Tom Cook

Voting Members:  
Gabe Johnson  
Alice L. Lee  
Tamara Paltin  
Keani N.W.  
Rawlins-Fernandez  
Shane M. Sinenci  
Yuki Lei K. Sugimura  
Nohelani U'u-Hodgins

## HOUSING AND LAND USE COMMITTEE (2023-2025)

**Wednesday, March 13, 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**

### **BILL 27 (2024), CHANGE IN ZONING FOR MIKI 200 INDUSTRIAL PARK (LĀNA'I) (HLU-25)**

**Description:** The Committee is in receipt of the following:

1. Bill 27 (2024), entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL AND INTERIM TO M-1 LIGHT INDUSTRIAL AND M-2 HEAVY INDUSTRIAL FOR PROPERTY SITUATED AT LANAI, HAWAII TAX MAP KEY (2) 4-9-002:061." Bill 27's purpose is to grant a change in zoning from Agricultural and Interim Districts to M-1 Light Industrial and M-2 Heavy Industrial Districts for two hundred acres of a 16,337.6-acre parcel, identified for real property tax purposes as tax map key (2) 4-9-002:061, to allow for the development of the Miki 200 Industrial Park.
2. Correspondence dated February 28, 2024, from the Department of the Corporation Counsel, transmitting a proposed CD1 version of Bill 27 (2024), entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM AGRICULTURAL AND INTERIM DISTRICTS TO M-1 LIGHT INDUSTRIAL AND M-2 HEAVY INDUSTRIAL DISTRICTS (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT LANAI CITY, LANAI, HAWAII, PORTIONS OF TAX MAP KEY (2) 4-9-002:061 (MIKI 200 INDUSTRIAL PARK)." The proposed CD1 version clarifies the portions of the parcel being rezoned from Agricultural District to M-2 Heavy Industrial District (95.848 acres), from Interim District to M-2

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Heavy Industrial District (4.152 acres), and from Agricultural District to M-1 Light Industrial District (100.000 acres), consistent with the application and Land Zoning Maps, and incorporates nonsubstantive revisions.

**Status:** The Committee may consider whether to recommend passage of the proposed CD1 version of Bill 27 (2024) on first reading, with or without further revisions. The Committee may also consider the filing of Bill 27 (2024) and other related action.

[Bill 27 \(2024\)](#)

[Correspondence from Corporation Counsel 02-28-2024](#)

[Presentation from Pulama Lanai 03-07-2024](#)

## **BILL 23 (2024), BILL 24 (2024), AND BILL 25 (2024), COMMUNITY PLAN AMENDMENT, CHANGE IN ZONING, AND PROJECT DISTRICT AMENDMENT FOR PROPERTIES IN LĀNA‘I PROJECT DISTRICT 2 (KŌ‘ELE), LĀNA‘I CITY, LĀNA‘I (HLU-23)**

**Description:** The Committee is in receipt of the following:

1. Bill 23 (2024), entitled “A BILL FOR AN ORDINANCE TO AMEND THE LĀNA‘I COMMUNITY PLAN FOR PROPERTIES LOCATED IN LĀNA‘I CITY, LĀNA‘I, HAWAII, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR), 061 (POR); (2) 4-9-018:002 (POR), 003 (POR), 005; AND (2) 4-9-021:009.” Bill 23’s purpose is to grant a Community Plan Amendment for various parcels or portions of parcels in Lāna‘i City, Lāna‘i, to move them into or out of the Project District designation.
2. Bill 24 (2024), entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING OF PROPERTIES LOCATED IN LANAI PROJECT DISTRICT 2 (KŌ‘ELE), AT LĀNA‘I CITY, LĀNA‘I, HAWAII, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR), 061 (POR); (2) 4-9-018:001 (POR), 002 (POR), 003 (POR), 005; AND (2) 4-9-021:009.” Bill 24’s purpose is to grant a conditional Change in Zoning for various parcels or portions of parcels in Lāna‘i City, Lāna‘i, to move them into or out of Lanai Project District 2 (Koele) zoning
3. Bill 25 (2024), entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.71, MAUI COUNTY CODE, RELATING TO LANAI PROJECT DISTRICT 2 (KOELE).” Bill 25’s purpose is to amend Chapter 19.71, Maui County Code, relating to Lanai Project District 2 (Koele) in Lāna‘i City, Lāna‘i.
4. Correspondence dated January 19, 2024, from the Acting Planning Director, transmitting the Department of Planning’s Report and Recommendations from the Lāna‘i Planning Commission’s meetings of May 18, 2022, July 20, 2022, September 7, 2022, and related documents.

**Status:** The Committee may consider whether to recommend passage of Bill 23

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(2024), Bill 24 (2024), and Bill 25 (2024) on first reading, with or without revisions. The Committee may also consider the filing of Bill 23 (2024), Bill 24 (2024), and Bill 25 (2024) and other related action.

[Bill 23 \(2024\)](#)

[Bill 24 \(2024\)](#)

[Bill 25 \(2024\)](#)

[Correspondence from Acting Planning Director 01-29-2024](#)

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](http://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](http://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](http://mauicounty.us) for more information.

**COURTESY LIVE CABLECAST AND WEBCAST VIEWING**

Akaku: Maui Community Media, Channel 53.

[mauicounty.us/agendas](http://mauicounty.us/agendas) to access meeting videos

Subject to change without notice. Visit [mauicounty.us](http://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](mailto:county.council@mauicounty.us).

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Agenda items are subject to cancellation.