



# PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

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

Committee Chair  
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Committee Vice-Chair  
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Tamara Paltin  
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Rawlins-Fernandez  
Shane M. Sinenci  
Yuki Lei K. Sugimura  
Nohelani U'u-Hodgins

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

**Wednesday, June 5, 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 67 (2024) AND BILL 68 (2024), COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING (CONDITIONAL ZONING) FOR QUEEN KA'AHUMANU CENTER (KAHULUI) (HLU-28)**

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

1. Bill 67 (2024), entitled "A BILL FOR AN ORDINANCE TO CHANGE THE WAILUKU-KAHULUI COMMUNITY PLAN LAND USE DESIGNATION FROM HEAVY INDUSTRIAL TO BUSINESS/COMMERCIAL FOR APPROXIMATELY 6.75 ACRES IN KAHULUI, MAUI, HAWAII IDENTIFIED AS TAX MAP KEYS (2) 3-7-002:020 (POR.) AND (2) 3-7-002:027 (QUEEN KA'AHUMANU CENTER), AND TO AMEND THE TEXT OF THE WAILUKU-KAHULUI COMMUNITY PLAN (2002), AS AMENDED." Bill 67's purpose is to change the Wailuku-Kahului Community Plan land use designation from Heavy Industrial to Business/Commercial for 6.842 acres located at Kahului, Maui, Hawai'i, tax map keys (2) 3-7-002:020 (por.) and (2) 3-7-002:027 for the Queen Ka'ahumanu Community Center Revitalization and Infill Project, for mixed-use development consisting of residential, retail, office, services, open space, and green space.
2. Bill 68 (2024), entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM M-2 HEAVY INDUSTRIAL DISTRICT TO B-3 CENTRAL BUSINESS DISTRICT (CONDITIONAL ZONING) FOR APPROXIMATELY 33.8 ACRES IN KAHULUI, MAUI, HAWAII,

**MORE →**

- IDENTIFIED AS TAX MAP KEYS (2) 3-7-002:020, (2) 3-7-002:021, (2) 3-7-002:023, (2) 3-7-002:025, AND (2) 3-7-002:027 (QUEEN KA'AHUMANU CENTER).” Bill 68’s purpose is to change the zoning from M-2 Heavy Industrial District to B-3 Central Business District for approximately 33.8 acres in Kahului, Maui, Hawai‘i, tax map keys (2) 3-7-002:020, (2) 3-7-002:021, (2) 3-7-002:023, (2) 3-7-002:025, and (2) 3-7-002:027, for the Queen Ka‘ahumanu Community Center Revitalization and Infill Project, for mixed-use development consisting of residential, retail, office, services, open space, and green space.
3. Correspondence dated May 28, 2024, from the Department of the Corporation Counsel, transmitting a CD1 version of Bill 67 (2024), entitled “A BILL FOR AN ORDINANCE TO CHANGE THE WAILUKU-KAHULUI COMMUNITY PLAN LAND USE DESIGNATION FROM HEAVY INDUSTRIAL TO BUSINESS/COMMERCIAL FOR 6.842 ACRES IN KAHULUI, MAUI, HAWAI‘I, IDENTIFIED AS TAX MAP KEYS (2) 3-7-002:020 (POR.) AND (2) 3-7-002:027 (QUEEN KA'AHUMANU CENTER), AND TO AMEND THE TEXT OF THE WAILUKU-KAHULUI COMMUNITY PLAN (2002), AS AMENDED”; and a CD1 version of Bill 68 (2024), entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM M-2 HEAVY INDUSTRIAL DISTRICT TO B-3 CENTRAL BUSINESS DISTRICT (CONDITIONAL ZONING) FOR APPROXIMATELY 33.8 ACRES IN KAHULUI, MAUI, HAWAI‘I, IDENTIFIED AS TAX MAP KEYS (2) 3-7-002:020, (2) 3-7-002:021, (2) 3-7-002:023, (2) 3-7-002:025, AND (2) 3-7-002:027 (QUEEN KA'AHUMANU CENTER).” The CD1 versions of Bills 67 and 68 incorporate technical and nonsubstantive revisions.

**Status:** The Committee may consider whether to recommend passage of the CD1 versions of Bills 67 (2024) and Bill 68 (2024), with or without further revisions. The Committee may also consider the filing of Bills 67 and 68 and other related action.

[Bill 67 \(2024\)](#)

[Bill 68 \(2024\)](#)

[Correspondence from Corporation Counsel 05-28-2024](#)

[Presentation 06-03-2024](#)

[Presentation from Planning Consultants Hawaii 06-05-2024](#)

CONTACT INFORMATION

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

COMMITTEE STAFF

Paige Greco, Ellen McKinley, Pauline Martins, 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. Alternatively, written testimony will be accepted via email to [HLU.committee@mauicounty.us](mailto:HLU.committee@mauicounty.us) or postal service to HLU Committee, Maui County Council, 200 S. High St., Wailuku HI 96793.

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 Community Center	Heritage Hall
100 Ainoa Street, Kaunakakai	5091 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

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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.