



PUBLIC MEETING NOTICE

COUNCIL OF THE COUNTY OF MAUI

www.MauiCounty.us/PSLU

Committee Chair
Tamara Paltin

Committee
Vice-Chair
Shane M. Sinenci

Voting Members:
Kelly T. King
Alice L. Lee
Michael J. Molina
Keani N.W.
Rawlins-Fernandez
Yuki Lei K. Sugimura

Non-voting Members:
Riki Hokama
Tasha Kama

PLANNING AND SUSTAINABLE LAND USE COMMITTEE

Wednesday, June 19, 2019

9:00 a.m.

MEETING SITE:

Council Chamber
Kalana O Maui Building, 8th Floor
200 South High Street
Wailuku, Hawaii

RECEIVED
2019 JUN 13 PM 12:33
OFFICE OF THE
COUNTY CLERK

AGENDA

COMMUNITY PLAN AMENDMENT, DISTRICT BOUNDARY AMENDMENT, AND CHANGE IN ZONING FOR HUI NO'EAU (MAKAWAO) (PSLU-33)

Description: The Committee is in receipt of County Communication 19-198, from the Planning Director, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO RURAL FOR PROPERTY SITUATED AT MAKAWAO, MAUI, HAWAII, TAX MAP KEYS (2) 2-4-002:011 AND (2) 2-4-002:006 (pOR.)." The purpose of the proposed bill is to grant a District Boundary Amendment from Agricultural to Rural for approximately 14.775 acres in Makawao, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-4-002:011 and a portion of tax map key (2) 2-4-002:006, for the Hui No'eau Visual Arts Center.
2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE MAKAWAO-PUKALANI-KULA COMMUNITY PLAN AND LAND USE MAP FROM AGRICULTURE TO PUBLIC/QUASI-PUBLIC FOR PROPERTY SITUATED AT MAKAWAO, MAUI, HAWAII, TAX MAP KEY (2) 2-4-002:006 (P.O.R.)." The purpose of the proposed bill is to grant a Community Plan Amendment from Agricultural to Public/Quasi-Public for approximately 4.306 acres in Makawao, Maui, Hawaii, identified for real property tax purposes as a portion of tax map

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key (2) 2-4-002:006, for the Hui No`eau Visual Arts Center.

3. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM AND AGRICULTURAL DISTRICTS TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT MAKAWAO, MAUI, HAWAII, TAX MAP KEYS (2) 2-4-002:011 AND (2) 2-4-002:006 (POR.)." The purpose of the proposed bill is to grant a Change in Zoning from Interim District and Agricultural District to P-1 Public/Quasi-Public for approximately 14.775 acres in Makawao, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-4-002:011 and a portion of tax map key (2) 2-4-002:006, respectively, for the Hui No`eau Visual Arts Center.

Status: The Committee may consider whether to recommend passage of the proposed bills on first reading, with or without revisions. The Committee may also consider the filing of County Communication 19-198 and other related action.

County Communication 19-198.pdf

WAIKAPU COUNTRY TOWN PROJECT (PSLU-30)

Description: The Committee is in receipt of the following:

1. County Communication 19-95, from Councilmember Tamara Paltin, relating to a new zoning district for the proposed 495.905-acre Waikapu Country Town project, Waikapu, Maui, Hawaii, including related land use entitlements.
2. Correspondence dated February 28, 2019, from the Planning Director, transmitting the following:
 - a. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 3061 (2002), WAILUKU-KAHULUI COMMUNITY PLAN AND LAND USE MAP, FROM PROJECT DISTRICT 5, SINGLE-FAMILY AND AGRICULTURAL TO WAIKAPU COUNTRY TOWN (WCT) FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII." The purpose of the proposed bill is to grant a request from Waikapu Properties, LLC on its own behalf and on behalf of MTP Land Partners, LLC; the Filios, William Separate Property Trust; and Waiale 905 Partners, LLC ("landowners"), for a Community Plan Amendment from Project District 5, Single-Family, and Agricultural to Waikapu Country Town (WCT) for certain parcels situated at Wailuku, Maui, Hawaii, comprising approximately 495.905 acres, and identified for real property tax purposes as tax map keys (2) 3-6-004:006, (2) 3-6-005:007, (2) 3-6-006:036, a portion of (2) 3-6-002:003, and three portions of (2) 3-6-004:003 (collectively the "Properties"), to facilitate the development of the proposed mixed-use Waikapu Country Town project. The proposed bill also amends the Land Use Categories and Definitions in the Wailuku-Kahului Community Plan to include an entry for "Waikapu Country Town (WCT) 495.905 acres." The

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project is proposed to include town center, main street, commercial/employment, residential, rural, education, parks, and open space districts, with no more than 1,433 dwelling units plus an additional 146 ohana units.

- b. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO WAIKAPU COUNTRY TOWN SITUATED IN WAILUKU, MAUI, HAWAII." The purpose of the proposed bill is to amend Title 19, Maui County Code, by adding a new chapter for the Waikapu Country Town District and related definitions and development standards for the proposed mixed-use Waikapu Country Town project.
- c. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM PROJECT DISTRICT 5 AND AGRICULTURAL TO WAIKAPU COUNTRY TOWN (WCT) (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII." The purpose of the proposed bill is to grant a request from Waikapu Properties, LLC on its own behalf and on behalf of the other landowners for a Change in Zoning from Wailuku-Kahului Project District 5 (Maui Tropical Plantation) and Agricultural to Waikapu Country Town (WCT) for the Properties to facilitate the development of the Waikapu Country Town project.

Status: The Committee may consider whether to recommend passage of the proposed bills on first reading, with or without revisions. The Committee may also consider the filing of County Communication 19-95 and other related action.

County Communication 19-95

Correspondence from Planning 02-28-2019 (1)

Correspondence from Planning 02-28-2019 (2)

Exhibit 1 Consolidated Apps - Cover and Table of Contents (1-5)

Exhibit 1 Consolidated Apps - Section I (6-140)

Exhibit 1 Consolidated Apps - Section II - Table of Contents (141-145)

Exhibit 1 Consolidated Apps - Section II - Pages 1-22 (146-167)

Exhibit 1 Consolidated Apps - Section II - Page 23 (168)

Exhibit 1 Consolidated Apps - Section II - Pages 24-25 (169-170)

Exhibit 1 Consolidated Apps - Section II - Pages 26-32 (171-177)

Exhibit 1 Consolidated Apps - Section II - Pages 33-38 (178-183)

Exhibit 1 Consolidated Apps - Section II - Pages 39-65 (184-210)

Exhibit 1 Consolidated Apps - Appendices A-G (211-388)

Exhibit 1 Consolidated Apps - Appendix H, Part 1 (389-397)

Exhibit 1 Consolidated Apps - Appendix H, Part 2 (398-413)

Exhibit 1 Consolidated Apps - Appendix H, Part 3 (414-418)

Exhibit 1 Consolidated Apps - Appendix H, Part 4 (419-426)

Exhibit 1 Consolidated Apps - Appendix H, Part 5 (427)

Exhibit 1 Consolidated Apps - Appendix H, Part 6 (428)

Exhibit 1 Consolidated Apps - Appendix H, Part 7 (429)

Exhibit 1 Consolidated Apps - Appendix H, Part 8 (430-493)

Exhibit 1 Consolidated Apps - Appendices I-K (494-1141)

Exhibit 1 Consolidated Apps - Appendix L, Part 1 (1142-1492)

Exhibit 1 Consolidated Apps - Appendix L, Part 2 (1493-1551)

Exhibit 1 Consolidated Apps - Appendix L, Part 3 (1552-1676)

Exhibit 2 FEIS Cover and Table of Contents (1-14)

Exhibit 2 FEIS Chapters 1 and 2 (15-86)

Exhibit 2 FEIS Chapter 3, Pages III-1 to III-7 (87-94)

Exhibit 2 FEIS Chapter 3, Figure 11, A (95)

Exhibit 2 FEIS Chapter 3, Figure 11, B (96)

Exhibit 2 FEIS Chapter 3, Figure 12 (97)

Exhibit 2 FEIS Chapter 3, Figures 13, A-E (98-102)

Exhibit 2 FEIS Chapter 3, pages III-16 to III-29 (103-116)

Exhibit 2 FEIS Chapter 3, pages III-30 to III-41 (117-127)

Exhibit 2 FEIS Chapter 3, Figure 26, A (128)

Exhibit 2 FEIS Chapter 3, Figure 26, B (129)

Exhibit 2 FEIS Chapter 3, Figure 26, C (130)

Exhibit 2 FEIS Chapter 3, Pages III-44 to III-54 (131-141)

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[Exhibit 2 FEIS Chapter 3, Pages III-55 to III-64 \(142-151\)](#)
[Exhibit 2 FEIS Chapter 3, Figures 30, A-B \(152-153\)](#)
[Exhibit 2 FEIS Chapter 3, Pages III-67 to III-77 \(154-164\)](#)
[Exhibit 2 FEIS Chapter 4 \(165-183\)](#)
[Exhibit 2 FEIS Chapter 5, Pages V-1 to V-33 \(184-217\)](#)
[Exhibit 2 FEIS Chapter 5, Figure 40, A \(218\)](#)
[Exhibit 2 FEIS Chapter 5, Figure 40, B \(219\)](#)
[Exhibit 2 FEIS Chapter 5, Figure 40, C \(220\)](#)
[Exhibit 2 FEIS Chapter 5, Figure 40, D \(221\)](#)
[Exhibit 2 FEIS Chapter 5, Figure 40, E \(222\)](#)
[Exhibit 2 FEIS Chapter 5, Pages V-39 to V-89 \(223-273\)](#)
[Exhibit 2 FEIS Chapter 5, Pages V-90 to V-121 \(274-306\)](#)
[Exhibit 2 FEIS Chapters 6 and 7 \(307-672\)](#)
[Exhibit 2 FEIS Chapters 8-11 \(673-731\)](#)
[Exhibit 2 FEIS Appendices A-G \(732-1403\)](#)
[Exhibit 2 FEIS Appendices H-K \(1404-1635\)](#)
[Exhibit 2 FEIS Appendices L-S \(1636-2368\)](#)
[Exhibits 3 and 4](#)
[Exhibits 5 to 19](#)
[Exhibit 20 Draft Design Guidelines \(1-7\)](#)
[Exhibit 20 Draft Design Guidelines \(8-9\)](#)
[Exhibit 20 Draft Design Guidelines \(10\)](#)
[Exhibit 20 Draft Design Guidelines \(11-23\)](#)
[Exhibit 20 Draft Design Guidelines \(24-34\)](#)
[Exhibit 20 Draft Design Guidelines \(35\)](#)
[Exhibit 20 Draft Design Guidelines \(36\)](#)
[Exhibit 20 Draft Design Guidelines \(37\)](#)
[Exhibit 20 Draft Design Guidelines \(38-163\)](#)
[Exhibits 21 to 27a](#)

REMOTE TESTIMONY SITES

Hana	Lanai	Molokai
Council District Office	Council District Office	Council District Office
Hana Community Center	Lanai Community Center	100 Ainoa Street
5091 Uakea Road	8th Street	Kaunakakai, Hawaii
Hana, Hawaii	Lanai City, Hawaii	

CONTACT INFORMATION

Office of Council Services	(808) 270-7838 (phone)	(808) 270-7686 (fax)
200 South High Street	(800) 272-0098 (toll-free from Lanai)	
Wailuku, Hawaii 96793	(800) 272-0026 (toll-free from Molokai)	

COMMITTEE STAFF

James Krueger, John Rapacz, and Clarita Balala

BOARD PACKETS

Board packets, as defined in Section 92-7.5 of the Hawaii Revised Statutes, are available for inspection at the Office of Council Services. Board packets are also available electronically as soon as practicable upon request.

TESTIMONY

Oral or written testimony on any agenda item will be accepted. Each testifier shall be allowed to speak for three minutes on each item. For more information on testifying please visit www.MauiCounty.us/how-to-testify or contact the Office of Council Services. If written testimony is submitted at the meeting site, 16 copies are requested. Email testimony to pslu.committee@mauicounty.us.

DISABILITY ACCESS

People with disabilities requiring special accommodations should contact the Office of Council Services at least three working days prior to the meeting date.

LIVE CABLECAST

Available on Akaku: Maui Community Media, Channel 53.

Agenda items are subject to cancellation.