



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 Takaya 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, May 20, 2020

9:00 a.m.

MEETING SITE:

Online Only

Phone testimony: 1-408-915-6290, meeting code 994 504 421

Video testimony: <https://bluejeans.com/994504421>

View live: Akaku, Channel 53 or mauicounty.us/agendas

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

A G E N D A

COMMUNITY PLAN AMENDMENT FOR 1488 SOUTH KIHEI ROAD (KIHEI) (PSLU-25)

Description: The Committee is in receipt of the following:

1. County Communication 19-68, from Council Chair Kelly T. King, transmitting a proposed resolution to transmit to the Maui Planning Commission a proposed bill to amend the Kihei-Makena Community Plan and Land Use Map from Business/Commercial to Single-Family for approximately 43,390 square feet at 1488 South Kihei Road, Kihei, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 3-9-010:077, to make the property's land use designations consistent.
2. Correspondence dated February 1, 2019, from Council Chair Kelly T. King, transmitting a revised proposed resolution, approved as to form and legality by the Department of the Corporation Counsel, entitled "REFERRING TO THE MAUI PLANNING COMMISSION A PROPOSED BILL TO AMEND THE KIHEI-MAKENA COMMUNITY PLAN AND LAND USE MAP FROM BUSINESS/COMMERCIAL TO SINGLE-FAMILY FOR APPROXIMATELY 43,390 SQUARE FEET OF PROPERTY AT 1488 SOUTH KIHEI ROAD, KIHEI, MAUI, HAWAII." The purpose of the revised proposed resolution is to transmit to the Maui Planning Commission a proposed bill entitled "A BILL FOR AN

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ORDINANCE AMENDING THE KIHAI-MAKENA COMMUNITY PLAN AND LAND USE MAP FROM BUSINESS/COMMERCIAL TO SINGLE-FAMILY FOR APPROXIMATELY 43,390 SQUARE FEET AT 1488 SOUTH KIHAI ROAD, KIHAI, MAUI, HAWAII.” The purpose of the proposed bill is to amend the Kihei-Makena Community Plan and Land Use Map from Business/Commercial to Single-Family for approximately 43,390 square feet at 1488 South Kihei Road, Kihei, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 3-9-010:077, to make the property’s land use designations consistent.

Status: The Committee may consider whether to recommend adoption of the revised proposed resolution in paragraph 2 above, with or without further revisions. The Committee may also consider the filing of County Communication 19-68 and other related action.

[County Communication 19-68](#)

[Proposed resolution from Council Chair 02-01-2019](#)

ZONING STANDARDS FOR CANOPY TOUR AND ZIPLINE OPERATIONS (PSLU-29)

Description: The Committee is in receipt of the following:

1. County Communication 19-94, from Councilmember Yuki Lei K. Sugimura, relating to canopy tour and zipline operations in the agricultural district.
2. Correspondence dated May 13, 2020, from Councilmember Yuki Lei K. Sugimura, transmitting a revised proposed resolution entitled “REFERRING TO THE LANAI, MAUI, AND MOLOKAI PLANNING COMMISSIONS A PROPOSED BILL TO AMEND FOR THE COMPREHENSIVE ZONING ORDINANCE RELATING TO CANOPY TOUR AND ZIPLINE OPERATIONS.” The purpose of the revised proposed resolution is to refer a proposed bill establishing conditional permit requirements for canopy tour and zipline operations to the Lanai, Maui, and Molokai Planning Commissions.

Status: The Committee may consider whether to recommend adoption of the revised proposed resolution, with or without further revisions. The Committee may also consider the filing of County Communication 19-94 and other related action.

[County Communication 19-94](#)

[Proposed resolution from Councilmember Sugimura 05-13-2020](#)

DISTRICT BOUNDARY AMENDMENT, COMMUNITY PLAN AMENDMENT, AND CHANGE IN ZONING FOR THE PROPOSED PAIA COURTYARD PROJECT AT 120 BALDWIN AVENUE (PAIA) (PSLU-8)

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Description: The Committee is in receipt of the following:

1. County Communication 17-126, from the Planning Director, transmitting the following:
 - a. A proposed bill to grant a request from Paia 2020, LLC, for a District Boundary Amendment from Agricultural to Urban for approximately 9.04 acres to facilitate the development of the proposed Paia Courtyard Project, consisting of 6 two-story, mixed-use retail and office buildings with 9 upper-story residential units; 56 independent senior living apartments and support facilities; and parking and site improvements ("project"), at 120 Baldwin Avenue, Paia, Hawaii.
 - b. A proposed bill to grant a request from Paia 2020, LLC, for a Community Plan Amendment from Public/Quasi-Public to Business/Commercial for approximately 2.93 acres, and from Agriculture to Business/Commercial for approximately 5.00 acres, to facilitate the development of the project.
 - c. A proposed bill to grant a request from Paia 2020, LLC, for a Change in Zoning from Interim District to B-CT Country Town Business District for approximately 4.04 acres, and from Agricultural District to B-CT Country Town Business District for approximately 5.00 acres to facilitate the development of the project.
2. Correspondence dated May 12, 2020, from the Committee Chair, transmitting a proposed resolution entitled "REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO ESTABLISH A CHANGE IN ZONING AND A DISTRICT BOUNDARY AMENDMENT FOR THE PAIA COURTYARD PROJECT AT 120 BALDWIN AVENUE, PAIA, MAUI, HAWAII, TMK (2) 2-5-005-063 (POR.)." The purpose of the proposed resolution is to refer the following to the Maui Planning Commission:
 - a. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT AND TO PUBLIC/QUASI-PUBLIC (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR.)." The purpose of the revised proposed bill is to change zoning from Interim District to B-CT Country Town Business District for approximately 1.10 acres, and from Interim District to Public/Quasi Public (Conditional Zoning) for approximately 2.93 acres of an approximately 9.262 acre property at 120 Baldwin Avenue, Paia, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-5-005-063 (POR.) to make the property's land use designations consistent.
 - b. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED

AT PAIA, MAUI, HAWAII TAX MAP KEY (2) 2-5-005-063 (POR.).” The purpose of the revised proposed bill is to amend the State Land Use District classification from Agricultural to Urban for approximately 4.025 acres of an approximately 9.26 acre property at 120 Baldwin Avenue, Paia, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-5-005-063 (POR.) to make the property’s land use designations consistent.

3. Correspondence dated May 12, 2020, from the Committee Chair, transmitting the following:
 - a. A revised proposed bill entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM INTERIM DISTRICT TO B-CT COUNTRY TOWN BUSINESS DISTRICT AND TO PUBLIC/QUASI-PUBLIC (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII, TAX MAP KEY (2) 2-5-005:063 (POR.).” The purpose of the revised proposed bill is to change zoning from Interim to B-CT Country Town Business District for approximately 1.10 acres, and from Interim District to Public/Quasi Public (Conditional Zoning) for approximately 2.93 acres of an approximately 9.262 acre property at 120 Baldwin Avenue, Paia, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-5-005-063 (POR.) to make the property’s land use designations consistent.
 - b. A revised proposed bill entitled “A BILL FOR AN ORDINANCE TO AMEND THE STATE LAND USE DISTRICT CLASSIFICATION FROM AGRICULTURAL TO URBAN FOR PROPERTY SITUATED AT PAIA, MAUI, HAWAII TAX MAP KEY (2) 2-5-005-063 (POR.).” The purpose of the revised proposed bill is to amend the State Land Use District classification from Agricultural to Urban for approximately 4.025 acres of an approximately 9.26 acre property at 120 Baldwin Avenue, Paia, Maui, Hawaii, identified for real property tax purposes as tax map key (2) 2-5-005-063 (POR.) to make the property’s land use designations consistent.

Status: The Committee may consider whether to recommend adoption of the proposed resolution in paragraph 2 above, with or without revisions. The Committee may also consider whether to recommend passage of the revised proposed bills in paragraph 3(a) and 3(b) above, on first reading, with or without further revisions. The Committee may also consider the filing of County Communication 17-126 and other related action.

[County Communication 17-126](#)

[Proposed resolution from Committee Chair 05-12-2020](#)

[Proposed bills from Committee Chair 05-12-2020](#)

CONTACT INFORMATION

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

COMMITTEE STAFF

Ana Lillis, Alison Stewart, Laksmi Abraham, and Clarita Balala

BOARD PACKETS

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

TESTIMONY

Oral testimony via phone by dialing in to 1-408-915-6290 and entering meeting code 994 504 421

Video testimony via BlueJeans link <https://bluejeans.com/994504421>

Email written testimony to pslu.committee@mauicounty.us.

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

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