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January 18, 2022

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OFFICE OF THE
COUNTY COUNCIL

MEMO TO: PSLU-2(2) File

F R O M: TAMARA PALTIN, Chair *Tamara A. M. Paltin*
Planning and Sustainable Land Use Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO
THE DEPARTMENT OF HAWAIIAN HOME LANDS' HONOKOWAI
DEVELOPMENT AND RELATED AREAS IN WEST MAUI** (PSLU-2(2))

The attached informational document pertains to Item 2(2) on the Committee's agenda.

Attachment

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



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

January 10, 2022

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Victorino 1/10/22
Mayor Date

For Transmittal to:

Honorable Tamara Paltin, Chair
Planning and Sustainable Land Use Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Paltin:

**SUBJECT: AMENDING THE MAUI ISLAND PLAN & WEST MAUI
COMMUNITY PLAN - DHHL HONOKŌWAI
HOMESTEAD LANDS (PAF 21-373)**

This letter responds to your December 28, 2021 request for advice on amendments to the Maui Island Plan that would be necessary to ensure consistency among all General Plan ordinances for the areas included in the Department of Hawaiian Homeland's (DHHL) Honokōwai Beneficiary Community Master Plan.

As stated in DHHL's November 18, 2021 correspondence, DHHL identified the Community Plan (CP) Designations that are most applicable to DHHL's land use designations. The CP designations they identified for the Honokōwai area include Rural Residential, Residential, Rural Village, Employment Center, Public/Quasi-Public, Open Space, and Agriculture. Many of these CP designations, with the exception of Public/Quasi-Public, Open Space and Agriculture, are not appropriate outside of the Maui Island Plan Growth Boundary.

To make the Maui Island Plan consistent with the CP Designations as proposed by DHHL, the Growth Boundary would need to be amended. Based upon the description of Employment Center, areas using this designation should be within the Urban Growth Boundary, and based upon the descriptions of Rural Residential, Residential and Rural Village, areas using these designations (in the context of DHHL's Honokōwai area) should be within the Small Town Growth Boundary. Additionally, based upon the size of the area identified for Rural Village designation, Small Town Center may be a more appropriate CP designation.

Honorable Michael P. Victorino, Mayor
For Transmittal to:
Honorable Tamara Paltin
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On their Master Plan, DHHL identifies several "Community Use: Park" areas as Public/Quasi-Public. The largest of these areas is adjacent to Residential designations. This Public/Quasi-Public designation would be appropriate within the Small Town Growth Boundary, whereas the others (along with the Māhinahina Water Treatment Plant) could be outside of the Growth Boundary.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele McLean", with a stylized flourish at the end.

MICHELE MCLEAN, AICP
Planning Director

xc: Pamela Eaton, Planning Program Administrator (pdf)
Project File
LRD Correspondence File

MCM:JLM:rh1

S:\ALL\LONG RANGE\West Maui CP Update 2016\12.0 Council\DHHL\ Council Initiated CP & MIP Amendment\Response to
CM Paltin_Amend MIP & WMCP DHHL Honokowai_1.10.22docx