

# Resolution

No. 22-213

REFERRING TO THE MAUI PLANNING  
COMMISSION A PROPOSED BILL TO AMEND  
ORDINANCE 2924 (CONDITIONAL ZONING)  
FOR EMERGENCY AIRSTRIPOPERATIONS AT  
KAPALUA AIRPORT

WHEREAS, the Council is considering a proposed bill for an ordinance to amend Ordinance 2924 (conditional zoning) for emergency airstrip operations at Kapalua Airport; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, requires the appropriate planning commissions review proposed land use ordinances and amendments and provide findings and recommendations to the Council; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it refers the proposed bill entitled “A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 2924 (CONDITIONAL ZONING) FOR EMERGENCY AIRSTRIPOPERATIONS AT KAPALUA AIRPORT,” a copy of which is attached as Exhibit “1,” to the Maui Planning Commission for appropriate action under Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended;
2. That it respectfully requests the Maui Planning Commission transmit its findings and recommendations to the Council as expeditiously as possible; and
3. That certified copies of this resolution be transmitted to the Mayor, the Planning Director, and the Maui Planning Commission.

INTRODUCED BY:

*Tamara A. M. Paltin*

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TAMARA PALTIN

EXHIBIT “1”

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2022)

A BILL FOR AN ORDINANCE TO AMEND ORDINANCE 2924  
(CONDITIONAL ZONING) FOR EMERGENCY AIRSTRIP  
OPERATIONS AT KAPALUA AIRPORT

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. This Ordinance’s purpose is to allow emergency airstrip operations at Kapalua Airport by amending the property’s Conditional Zoning under Section 19.510.050, Maui County Code.

SECTION 2. Ordinance 2924 (Conditional Zoning) is amended for that certain parcel of land located at Kahana and Mahinahina, Lahaina, Maui, Hawaii, identified for Real Property Tax purposes as Tax Map Keys. 4-3-001:068, :073, :074, and :075 (formerly Tax Map Key 4-3-001:portion of 031), composed of approximately 50 acres, and more particularly described in Exhibit “A,” Ordinance 1535.

SECTION 3. SECTION 2 of Ordinance 2924 is amended by amending Condition 4 to read as follows, with new material underscored:

- “4. That the airstrip operations shall be limited to one half hour after sunrise to 6:30 p.m., unless extended for emergency airstrip operations.”

SECTION 4. SECTION 2 of Ordinance 2924 is amended to add Condition 17 to read as follows:

“17. That installation and use of runway lights at Kapalua Airport are permitted for emergency airstrip operations only.”

SECTION 5. All other conditions in SECTION 2 of Ordinance 2924 remain in effect.

SECTION 6. The amendment to Condition 4 and the addition of Condition 17 are subject to the “SECOND AMENDMENT TO UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL USE,” attached as Exhibit “B.”

SECTION 7. This Ordinance takes effect on its approval.

paf:wal:21-306e

INTRODUCED BY:

*Tamara A. M. Paltin*

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TAMARA PALTIN

Exhibit "A"

ORDINANCE NO. 1535

BILL NO. 18 (1986)

A BILL FOR AN ORDINANCE CHANGING ZONING FROM  
AGRICULTURAL TO CONDITIONAL ZONING (AIRPORT DISTRICT) FOR  
PROPERTY LOCATED IN KAHANA AND MAHINAHINA, LAHAINA, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. That portion of property situated at Kahana and Mahinahina, Lahaina, Maui, Hawaii, as herein described, is designated Airport District.

All of that certain parcel of land (being a portion of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop) situated at Kahana and Mahinahina 1-2-3, Lahaina, Island and County of Maui, State of Hawaii, and being more particularly described as follows:

Beginning at a point, at the Southwest corner of this lot, the coordinates of which referred to Government Survey Triangulation Station "MANINI" being 10,644.90 feet North and 9,297.51 feet West and running by azimuths measured clockwise from True South:

1. 208° 00' 1,170.00 feet along the remainder of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop;
2. 118° 00' 585.00 feet along the remainder of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop;
3. 208° 00' 850.00 feet along the remainder of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop;
4. 298° 00' 585.00 feet along the remainder of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop;

5. 208° 00' 2,180.00 feet along the remainder of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop;
6. 298° 00' 400.00 feet along the remainder of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop;
7. 28° 00' 4,200.00 feet along the remainder of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop;
8. 118° 00' 400.00 feet along the remainder of Grant 1166 to D. Baldwin, J. F. Pogue and S. E. Bishop to the point of beginning and containing an area of 49.983 acres; as per survey of Robert T. Tanaka, Registered Professional Engineer & Land Surveyor No. 1754, dated April 29, 1985.

And further identified as Tax Map Key 4-3-1: portion of parcel 31 containing 50 acres, more or less, and as shown more particularly on the map entitled "Land Zoning Map No. 961" on file in the office of the Department of Planning of the County of Maui.

SECTION 2. The zoning established by this ordinance is subject to the following conditions imposed in accordance with Chapter 19.42, Maui County Code:

1. That said approval shall be based on revised plans, as amended December 1985, and identified as Amended Exhibits 1 through 5, and upon all other documentation submitted with the subject application (including, but not limited to the "Petition for District Boundary Amendment for Hawaiian Airlines, Inc."). No material and/or substantive changes shall be made without the approval of the Maui County Council.
2. That the runway, runway apron and other facilities shall not be expanded, nor shall any portion of the runway safety area be paved or utilized for displaced landing or takeoff thresholds.
3. That the concession area shall be limited to the 5040 square feet designated in the revised plans and shall not contain

more than one cocktail lounge, one snack bar, one restaurant and one newsstand.

4. That the airstrip operations shall be limited to daylight hours (1/2 hour after sunrise and 1/2 hour before sunset).
5. That there shall not be more than three car rental booths.
6. That onsite parking or storage of rental cars shall not be allowed.
7. That the Mayor of the County of Maui or his designated representative shall be designated a member of any Users' Committee which may be established to oversee flight scheduling, operations, and management of the facility.
8. That the applicant shall submit and enforce a comprehensive sign program subject to review and approval by the Planning Department. In addition, the applicant shall provide street and highway directional signs as may be required by the State or County.
9. That a final landscape planting plan shall be submitted to the Planning Department for review and approval.
10. That the applicant shall comply with all requirements of the State Department of Transportation, Highways Division.
11. That construction of the project shall be initiated within one year of the final approval of said Change in Zoning.
12. That appropriate measures shall be taken during construction to mitigate the short term impacts of the project relative to soil erosion from wind and rain, and increased ambient noise levels.
13. That the applicant, its successors and assigns, shall protect, defend, indemnify and hold harmless the County of Maui from and against any loss, liability, claim, or demand arising out of this ordinance.
14. That full compliance with all federal, state and county requirements shall be rendered.
15. That all aircraft operated at the airstrip, including without limitation applicant's aircraft, and aircraft of licensees of applicant, shall have a current "Aircraft Type" or "Airworthiness" certificate or its equivalent issued by the Federal Aviation Administration ("FAA") certifying that such aircraft generates noise levels no greater than the following:

(1) For propeller-driven aircraft of 12,500 pounds or less maximum FAA certificated takeoff weight only: The maximum allowable noise levels for "propeller-driven small airplanes" under Appendix F to Part 36, "Noise Standards: Aircraft Type Airworthiness Certifications," Title 14, Code of Federal Regulations (January 1, 1978), as the same may be amended from time to time, with noise levels measured and corrected as provided in such appendix, but in no event in excess of a noise level of 80dB(A) measured pursuant to said Appendix F; and

(2) For all other aircraft: The "Effective Perceived Noise Levels," as that term is defined in said Part 36, under conditions of "Takeoff," "sideline," and "approach," as those terms are defined in said Part 36, in units of "EPNdB," as that term is defined in said Part 36, measured as provided in said Part 36, as follows:


- (a) for takeoff: 80.5 EPNdB;
- (b) for sideline: 84 EPNdB; and
- (c) for approach: 91.6 EPNdB.

16. That if, and only to the extent such changes to the intersection of Lower Honoapiilani Road and Akahele Street are required to be made as a result of applicant's airstrip operations, applicant will participate with the County of Maui in (a) the signalization of the intersection and (b) the design and planning of any required street widening of Akahele Street within 100 feet of the intersection.

SECTION 3. Should any section, clause, or phrase of this ordinance be for any reason held invalid by a court of competent jurisdiction, such decision(s) shall not affect the validity of the remaining portion of this chapter.

SECTION 4. This ordinance shall take effect upon approval.

APPROVED AS TO FORM  
AND LEGALITY:

  
H. RODGER BETTS  
Corporation Counsel  
County of Maui

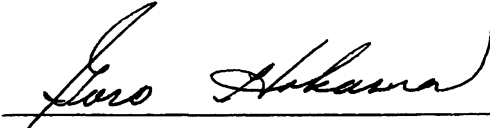
WE HEREBY CERTIFY that the foregoing BILL NO. 18 (1986 )

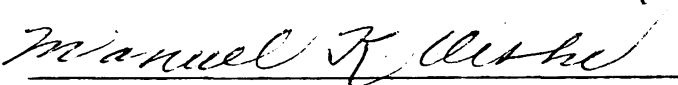
1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 21st day of March , 1986 , by the following votes:

COUNCIL MEMBERS								
Abraham AIONA	Goro HOKAMA Chairman	Howard S. KIHUNE Vice-Chairman	Linda LINGLE	E. Lee LIU	Robert H. NAKASONE	Wayne K. NISHIKI	Charles S. OTA	Velma M. SANTOS
Aye	Aye	No	No	Aye	Aye	No	No	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 21st day of March , 19 86 .

DATED AT WAILUKU, MAUI, HAWAII, this 21st day of March , 19 86 .

  
GORO HOKAMA, CHAIRMAN,  
Council of the County of Maui

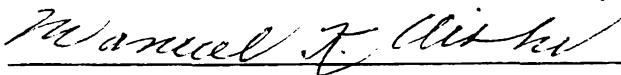
  
MANUEL K. OISHI, COUNTY CLERK,  
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 24<sup>th</sup> DAY OF March , 1986.

  
HANNIBAL TAVARES, MAYOR,  
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 1535 of the County of Maui, State of Hawaii.

Passed First Reading on February 21, 1986.  
Effective Date of Ordinance March 24, 1986.

  
MANUEL K. OISHI, COUNTY CLERK,  
County of Maui

RECEIVED

CLERK  
MAR 24 1986

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 1535 , the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui

EXHIBIT "B"

LAND COURT	REGULAR SYSTEM

Return by Mail to:

OFFICE OF THE COUNTY CLERK  
County of Maui  
200 South High Street  
Wailuku, Maui, Hawaii 96793

TITLE OF DOCUMENT:

SECOND AMENDMENT TO UNILATERAL AGREEMENT AND  
DECLARATION FOR CONDITIONAL USE

TOTAL NUMBER OF PAGES \_\_\_\_

Affects Tax Map Keys (Maui) 4-3-1:068, :073, :074, and :075

**SECOND AMENDMENT TO UNILATERAL AGREEMENT AND DECLARATION  
FOR CONDITIONAL USE**

THIS AGREEMENT, made on \_\_\_\_\_, 20\_\_, by STATE OF HAWAII, through its DIRECTOR OF TRANSPORTATION, whose place of business is at 869 Punchbowl Street, Honolulu, Hawaii 96813, referred to as "Declarant," and who is the owner of that certain parcel located at Mahinahina, Maui, Hawaii, and identified for real property tax purposes by Tax Map Keys 4-3-1:068, :073, :074, and :075; and formerly known as Tax Map Key 4-1-1:31 (unsubdivided).

WITNESSETH:

WHEREAS, in and under that certain recorded Amendment to Unilateral Agreement and Declaration for Conditional Use, dated October 18, 2000, and recorded in the Bureau of Conveyances of the State of Hawaii as Document 2000-168906, DECLARANT agreed to 16 zoning conditions; and

WHEREAS, DECLARANT now agrees to amend the fourth zoning condition to read as follows:

"4. That the airstrip operations shall be limited to one half hour after sunrise to 6:30 p.m., unless extended for emergency airstrip operations.";

WHEREAS, DECLARANT now agrees to a 17th zoning condition, to read as follows:

"17. That installation and use of runway lights at the Kapalua Airport for emergency airstrip operations only are permitted."; and

WHEREAS, DECLARANT agrees that all other zoning conditions established by Ordinances 1535 and 2924 remain in effect; and

WHEREAS, DECLARANT amends the Amendment to Unilateral Agreement and Declaration for Conditional Use, dated October 18, 2000, and recorded in the Bureau of Conveyances of the State of Hawaii as Document 2000-168906, to agree to the 17 zoning conditions listed in Exhibit "1"; and

IN WITNESS WHEREOF, the undersigned have executed this Declaration the day and year first above written.

DECLARANT:

STATE OF HAWAII

DEPARTMENT OF TRANSPORTATION

By \_\_\_\_\_

Its \_\_\_\_\_

APPROVED AS TO FORM AND  
LEGALITY:

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Deputy Attorney General  
State of Hawaii

APPROVED AS TO FORM AND  
LEGALITY:

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Department of the Corporation Counsel  
County of Maui

paf:wal:21-306g

STATE OF \_\_\_\_\_ )  
 )  
 ) SS.  
\_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Stamp or Seal]

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC CERTIFICATION

Doc. Date: \_\_\_\_\_ # Pages: \_\_\_\_\_

Notary Name: \_\_\_\_\_ Judicial Circuit: \_\_\_\_\_

Document Description: \_\_\_\_\_

\_\_\_\_\_

[Stamp or Seal]

\_\_\_\_\_

Notary Signature: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ ) SS.  
\_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Stamp or Seal]

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC CERTIFICATION

Doc. Date: \_\_\_\_\_ # Pages: \_\_\_\_\_

Notary Name: \_\_\_\_\_ Judicial Circuit: \_\_\_\_\_

Document Description: \_\_\_\_\_

\_\_\_\_\_

[Stamp or Seal]

\_\_\_\_\_

Notary Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT "1"

1. That the Council's approval is based on revised plans, as amended December 1985, and identified as Amended Exhibits 1 through 5, and upon all other documentation submitted with the subject application (including, but not limited to the "Petition for District Boundary Amendment for Hawaiian Airlines, Inc."). No material or substantive changes shall be made without the approval of the Maui County Council.
2. That the runway, runway apron and other facilities shall not be expanded, nor shall any portion of the runway safety area be paved or utilized for displaced landing or takeoff thresholds.
3. That the concession area shall be limited to the 5040 square feet designated in the revised plans and shall not contain more than one cocktail lounge, one snack bar, one restaurant and one newsstand.
4. That the airstrip operations shall be limited to one half hour after sunrise to 6:30 p.m., unless extended for emergency airstrip operations.
5. That there shall not be more than three car rental booths.
6. That onsite parking or storage of rental cars shall not be allowed.
7. That the Mayor of the County of Maui or his designated representative shall be designated a member of any Users' Committee which may be established to oversee flight scheduling, operations, and management of the facility.
8. That the applicant shall submit and enforce a comprehensive sign program subject to review and approval by the Planning Department. In addition, the applicant shall provide street and highway directional signs as may be required by the State or County.
9. That a final landscape planting plan shall be submitted to the Planning Department for review and approval.
10. That the applicant shall comply with all requirements of the State Department of Transportation, Highways Division.

11. That construction of the project shall be initiated within one year of the final approval of said Change in Zoning.
12. That appropriate measures shall be taken during construction to mitigate the short term impacts of the projects relative to soil erosion from wind and rain, and increased ambient noise levels.
13. That the applicant, its successors and assigns, shall protect, defend, indemnify and hold harmless the County of Maui from and against any loss, liability, claim, or demand arising out of this ordinance.
14. That full compliance with all federal, state and county requirements shall be rendered.
15. That all aircraft operated at the airstrip, including without limitation applicant's aircraft, and aircraft of licensees of applicant, shall have a current "Aircraft Type" or "Airworthiness" certificate or its equivalent issued by the Federal Aviation Administration ("FAA") certifying that such aircraft generates noise levels no greater than the following:

(1) For propeller-driven aircraft of 12,500 pounds or less maximum FAA certificated takeoff weight only: The maximum allowable noise levels for "propeller-driven small airplanes" under Appendix F to Part 36, "Noise Standards: Aircraft Type Airworthiness Certifications," Title 14, Code of Federal Regulations (January 1, 1978), as the same may be amended from time to time, with noise levels measured and corrected as provided in such appendix, but in no event in excess of a noise level of 80dB(A) measured pursuant to said Appendix F; and

(2) For all other aircraft: The "Effective Perceived Noise Levels," as that term is defined in said Part 36, under conditions of "Takeoff," "sideline," and "approach," as those terms are defined in said Part 36, in units of "EPNdB," as that term is defined in said Part 36, measured as provided in said Part 36, as follows:

- (a) for takeoff: 80.5 EPNdB;
- (b) for sideline: 84 EPNdB; and
- (c) for approach: 91.6 EPNdB.

16. That if, and only to the extent such changes to the intersection of Lower Honoapiilani Road and Akahele Street are required to be made as a result of applicant's airstrip operations, applicant will participate with the County of Maui in (a) the signalization of the intersection and (b) the design and planning of any required street widening of Akahele Street within 100 feet of the intersection.
17. That installation and use of runway lights at Kapalua Airport are permitted for emergency airstrip operations only.

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2022 SEP 12 AM 10:33

OFFICE OF THE  
COUNTY CLERK