

COUNCIL OF THE COUNTY OF MAUI
PLANNING COMMITTEE

August 23, 2016

Committee
Report No. _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Planning Committee, having met on August 20, 2015 and August 4, 2016, makes reference to General Communications 15-4 and 16-4, from Grant Chun, Vice President, Maui, A&B Properties, Inc. The correspondence, dated respectively May 20, 2015 and May 31, 2016, transmits annual compliance reports pursuant to Condition 19 of Ordinance 3559 (2008).

Your Committee notes Ordinance 3559 (2008) granted A&B a Change in Zoning from Agricultural, M-2 Heavy Industrial, and R-1 Residential Districts to M-1 Light Industrial District (Conditional Zoning) for the Maui Business Park Phase II project. The property is situated at Kahului, Maui, Hawaii, comprised of approximately 179 acres, and identified for real property tax purposes as tax map key numbers (2) 3-8-001:002 (por.), (2) 3-8-006:004 (por.), and (2) 3-8-079:013, respectively.

Your Committee further notes the Maui Business Park Phase II project is a continuation of A&B's existing Maui Business Park Phase I project. Phase II will provide light industrial space in Maui's central commercial and business districts, in close proximity to the Kahului Airport and Kahului Harbor.

The Council imposed 19 conditions on the project to mitigate potential negative impacts resulting from the Change in Zoning. Condition 19 of the ordinance requires A&B to provide an annual report to the Council on its compliance with each of the conditions of zoning, commencing within one year of the effective date of the ordinance.

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Mr. Chun reported that A&B has made significant progress since Ordinance 3559 (2008) was enacted. All of the required infrastructure, including roadways, drainage, sewer, water, and electrical systems have been completed in Increment I of the project. Increment I improvements included the extension of Hookele Street from Pakaula Street to Hana Highway and the extension of Pakaula Street. Sales and marketing of Maui Business Park properties began in 2012 and is ongoing.

Mr. Chun also reported on the status of Condition 18, which requires A&B to provide a police substation within the project. By letter dated September 30, 2015, the Maui Police Department indicated that it did not have enough personnel to manage a substation in the Maui Business Park, but would revisit the matter at a future date. Mr. Chun informed your Committee that A&B will continue discussion with the Department and comply with the condition.

Mr. Chun reported on the status of Condition 7, which requires A&B to provide approximately 40 acres for affordable housing. As a result of discussions with the County, a location within A&B's Waiale master planned residential community was selected and the required land use applications were processed. In June 2012, the State Land Use Commission reclassified the Waiale land from Agricultural to Urban District. Prior to filing a subdivision application, A&B met with representatives from the Departments of Parks and Recreation and Housing and Human Concerns regarding the siting of the affordable housing, community center, and park. On June 8, 2015, the County granted preliminary subdivision approval for the project. Since then, A&B has been working to address the conditions of subdivision approval as well as with the Department of Housing and Human Concerns to develop conceptual housing plans for the project. The final plat was submitted in July 2016. The areas to be dedicated to the County will be the 40-acre affordable housing site and new Kahului Community Center site.

Your Committee was satisfied A&B is complying with the conditions of zoning relating to the Maui Business Park Phase II project.

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Your Committee voted 5-0 to recommend filing of the communications. Committee Chair Couch, Vice-Chair Carroll, and members Baisa, Cochran, and White voted "aye." Committee members Guzman and Victorino were excused.

Your Planning Committee RECOMMENDS the following:

1. That General Communication 15-4 be FILED; and
2. That General Communication 16-4 be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



DON COUCH, Chair

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