

MAUI COUNTY COUNCIL
Amendment Summary Form

Legislation: Change in Zoning for 14.775 acres in Makawao, Maui, Hawaii, for Hui Noeau.

Proposer: Councilmember Tamara Paltin. JP

Description: Add a third Condition of Zoning to ban transient vacation rentals, bed and breakfast homes, and short-term rental homes, and overnight accommodations for students.

Motion: Move to amend the Change in Zoning bill by adding a third Condition of Zoning to read as follows: "Hui Noeau and any future owner or lessee may not operate a transient vacation rental, a bed and breakfast home, or a short-term rental home on the property or provide overnight accommodations for students on the property."

Reasons: Historically, overnight accommodations have been provided for visiting artists only. This ensures there will be no other overnight accommodations for any purpose.

Attachment: Revised Conditions of Zoning showing the proposed amendment.

EXHIBIT "C"

CONDITIONS OF ZONING

1. Hui Noeau and any future owner or lessee must solicit from the Urban Design Review Board and the State Historic Preservation Division, and provide to the Department of Planning, comments on plans for any new building prior to the Department of Planning recommending approval of a building permit for the new building.
2. Hui Noeau and any future owner or lessee must only develop the property in a manner that protects the rural and agricultural character of the area; supports art and cultural education; and is in substantial compliance with the submittals and representations made to the Maui County Council and the Council's Planning and Sustainable Land Use Committee on June 19, 2019, and prior to the Change in Zoning to P-1 Public/Quasi-Public District.
3. Hui Noeau and any future owner or lessee may not operate a transient vacation rental, a bed and breakfast home, or a short-term rental home on the property or provide overnight accommodations for students on the property.