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**COUNTY COUNCIL**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.MauiCounty.us](http://www.MauiCounty.us)

June 10, 2020

Ms. Michele McLean, Director  
Department of Planning  
County of Maui  
Wailuku, Hawaii 96793

Dear Ms. McLean:

**SUBJECT: CHANGE IN ZONING FOR THE PROPOSED  
KILOHANA MAKAI WORKFORCE HOUSING  
PROJECT (KIHEI) (PSLU-56)**

At its meeting on June 3, 2020, the Planning and Sustainable Land Use Committee discussed the Change in Zoning for the proposed Kilohana Makai workforce housing project.

May I please request you respond to the following:

1. Please explain the differences between OS-1, OS-2, and Open Zone designations.
2. When TMK (2) 3-9-004:141 was designated Open Zone, what was the reasoning for that designation, if known?
  - a. Was the parcel designated Open Zone to fulfill open space requirements of surrounding developments?
3. How did the Department determine a portion of the parcel was incorrectly labeled as R-3 Residential District?
  - a. Has KIVA been updated to reflect the correct zoning?
4. In the SLRXA document provided to the Committee, there seems to be a sharp drop off in the shaded blue area and an end to the redline

around the building marked "Maui Yoga Path." Can you provide reasons for the sharp drop off in that area?

5. The 1998 Kihei-Makena Community Plan designated the property as Single-Family. What are the advantages and disadvantages to waiting for the Kihei-Makena Community Plan to be updated before considering a Change in Zoning for the property?
  - a. Do Community Plan Advisory Committees generally spend more time developing policy statements and action items rather than debating specific development projects?
6. Would the property owners be able to obtain flood insurance for the property?
7. If the Change in Zoning is granted, will the development be exempt from any permit fees?
  - a. What is the estimated cost of the exempted permit fees?
8. Please confirm the Council will have no role in reviewing Special Management Area permits for the property's development if the Change in Zoning is granted.
9. Please confirm prohibiting detached accessory dwelling units can be a condition of zoning.

May I further request a response no later than **June 16, 2020**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Should you have any questions, please contact me or the Committee staff (Ana Lillis at ext. 7660 or Clarita Balala at ext. 7668).

Sincerely,



TAMARA PALTIN, Chair  
Planning and Sustainable Land Use  
Committee

pslu:ltr:056apl01:alkl

cc: Mayor Michael P. Victorino