

MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



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2020 JUN 24 PM 3:14

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

OFFICE OF THE MAYOR

June 24, 2020

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

APPROVED FOR TRANSMITTAL

Michael P. Victorino 6/25/20
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 Councilmember Paltin:

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

As you consider the above-referenced Council-initiated change in zoning, we thought you might be interested in the attached correspondence.

During the 2015-2017 Council term, a Temporary Investigative Group (TIG) was created to explore options to increase the County's inventory of affordable housing. As a result of the findings and recommendations of the TIG, which was chaired by Councilmember Elle Cochran, the next term's Planning Committee asked the Department of Planning (Department) to identify parcels with appropriate residential community plan designations, such as Single Family and Multi Family, which could be rezoned for affordable housing. The subject property is the first one that the Department identified.

Attached for your information is the letter sent to the Department by Planning Committee Chair Robert Carroll, and the Department's response, which provided 14 suggestions in line with the original request, and also provided five additional suggestions.

Honorable Michael P. Victorino, Mayor
For Transmittal to:
Honorable Tamara Paltin
June 24, 2020
Page 2

We look forward to your continued deliberations of the subject project. 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, flowing script.

MICHELE MCLEAN, AICP
Planning Director

Attachments (2)

xc: Tasha Kama, Chair, Affordable Housing Committee (pdf)
Lori Tshako, Director, DHHC (pdf)
Linda Munsell, Deputy Director, DHHC (pdf)

MCM:atw

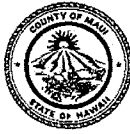
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Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

Councilmembers
Alika Atay
Elle Cochran
Don S. Guzman
Riki Hokama
Kelly T. King
Yuki Lei K. Sugimura



COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

April 18, 2018

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2018 APR 19 P 12:19

COUNTY OF MAUI
DEPARTMENT OF PLANNING
200 S. HIGH STREET
WAILUKU, MAUI, HI 96793

Mr. William Spence, Director
Department of Planning
County of Maui
Wailuku, Hawaii 96793

Dear Mr. Spence:

SUBJECT: **COMPREHENSIVE REZONING BASED ON COMMUNITY PLANS** (LU-12)

A Temporary Investigative Group ("TIG") was established by the Council's Planning Committee during the 2015-2017 Council term to make recommendations to increase the County's inventory of available housing. As an outgrowth of the TIG's recommendations, the Planning Committee recommended the referral of five additional matters, including this matter: to identify parcels that are appropriate for comprehensive rezoning by the Council based upon their community plan designations.

May I please request that you provide a list of the parcels throughout the County your Department recommends for comprehensive rezoning based on their community plan designations, along with a brief explanation.

I would appreciate receiving your response by **June 20, 2018**. 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 (Alec Wagner at ext. 7662, Carla Nakata at ext. 7659, or Rayna Yap at ext. 8007).

Sincerely,


ROBERT CARROLL, Chair
Land Use Committee

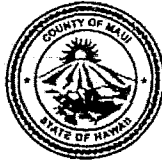
lu:ltr:012apl01:ajw

cc: Mayor Alan M. Arakawa

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

June 20, 2018

RECEIVED


2018 JUN 21 AM 8:39

OFFICE OF THE MAYOR

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Robert Carroll, Chair
and Members of the Land Use Committee
200 South High Street
Wailuku, Hawaii 96793

 6/22/18
Mayor

Dear Chair Carroll and Members:

**SUBJECT: COMPREHENSIVE REZONING BASED ON COMMUNITY PLANS
(LU-12)**

This is in response to your letter dated April 18, 2018.

As requested, please see attached a list of parcels and corresponding maps the Department would recommend for consideration of comprehensive rezoning based on their residential Community Plan designations. The order of the recommendations are based on the ease of land use changes required as some parcels would also require a District Boundary Amendment due to their State agriculture land use designation.

The Department has also included parcels that merit consideration for additional land use changes, such as a change in Community Plan, based on their ideal location and proximity to infrastructure and services. The development of these parcels for residential use would promote smart growth given the services located within the vicinity.

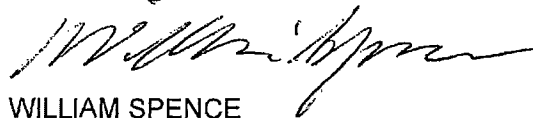
Lastly, the Department has included parcels that, due to their large acreage, would also require a State Land Use Commission State District Boundary Amendment. However, the Committee could consider reducing the development area to less than 15 acres which would allow the County Council to rule on the amendment. While these parcels are outside the scope of your request, I believe it is worthwhile to include these additional parcels for the Committee's review.

Honorable Alan Arakawa
For Transmittal to:
Honorable Robert Carroll, Chair
June 20, 2018
Page 2

Please note that the Department has included the parcels listed without having contacted the owners and without discussion with other county and state agencies. Should any of the parcels be of particular interest, we would encourage the Committee to contact the property owner and relevant governmental agencies to determine if a change in land use would necessarily result in an increase to the County's inventory of housing.

Thank you for the opportunity to respond. Should you have any questions, please feel free to transmit them to the Department via transmittal through the Office of the Mayor.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Spence', written in a cursive style.

WILLIAM SPENCE
Planning Director

Attachment

xc: Michele McLean, Deputy Planning Director (PDF)
Kathleen Ross Aoki, Administrative Planning Officer (PDF)
PID Correspondence File

WRS:KRA:rhl

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Residential Community Plan Designations- Upzone and Other Land Use Change Possibilities

Council Action: CIZ (<i>Change in Zoning</i>)									
Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
1	Kihei-Makena	3-9-004:141	6.943 acres	Ferreira Family Partners	SF <i>Single Family</i>	Open Zone	Urban	CIZ	Located near facilities and within MIP growth boundary. Across Keawekapu Beach.
2	Makawao-Pukalani-Kula	2-3-009:007	49 acres	Pukalani Associates, LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located somewhat near facilities and within MIP growth boundary. CIZ APPLICATION FILED 2017
3	Makawao-Pukalani-Kula	2-3-009:064	38 acres	Pukalani Associates, LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located somewhat near facilities and within MIP growth boundary. CIZ APPLICATION FILED 2017
4	West Maui	4-3-001:039	8 acres	Pineapple Ridge LLC	SF <i>Single Family</i>	AG <i>Agriculture</i>	Urban	CIZ	Located near facilities and within MIP UGB. Adjacent to Honoapiilani Hwy between Napili and Kahana.

Council Actions: CIZ and DBA (parcels under 15 acres) (Change in Zoning and District Boundary Amendment)

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
5	Wailuku-Kahului	3-3-001:102	8.5 acres	GoodFellow Brothers Inc.	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Waiehu Terrace.
6	Makawao-Pukalani-Kula	2-3-009:030	8.463 acres	Clifford B. Alakai Catherin Cabalce-Alakai	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu. Identified as SF in CP; property has a farm dwelling established on the property.
7	Makawao-Pukalani-Kula	2-3-009:031	6.232 acres	Steven Allen Trust	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu. Identified as SF in CP; property has a farm dwelling and accessory farm dwelling established on the property.

Council Actions: CIZ and DBA (parcels under 15 acres) continued: (Change in Zoning and District Boundary Amendment)

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
8	Makawao-Pukalani-Kula	2-3-009:032	6.273 acres	Thurston Robinson	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Kulamalu.
9	Makawao-Pukalani-Kula	2-4-003:010	4.3 acres	Aries Investments LLC	SF <i>Single Family</i>	Urban Reserve	AG <i>Agriculture</i>	CIZ and DBA	Located east of Makawao town, makai of Makawao Avenue. Identified as SF in CP; property has a farm dwelling and accessory farm dwelling established on the property.
10	Makawao-Pukalani-Kula	2-4-003:011	4.719 acres	Forerest Koa Chang	SF <i>Single Family</i>	Urban Reserve	AG <i>Agriculture</i>	CIZ and DBA	Adjacent to #9. Identified as SF in CP; property has a farm dwelling on the property.
11	Hana	1-4-003:009	19.8 acres	Hana Ranch Land LLC	SF <i>Single Family</i>	Interim	Rural & Agriculture	CIZ and DBA	Located near Hana town across police and fire stations.
12	Hana	1-4-006:037	5.725 acres	Hana Ranch Land LLC	SF & MF <i>Single Family Multi-Family</i>	Interim	AG <i>Agriculture</i>	CIZ and DBA	Located near Hana town east of police and fire stations.

Council Actions: CIZ and DBA (parcels under 15 acres) continued: (Change in Zoning and District Boundary Amendment)

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
13	Hana	1-4-006:039	7.607 acres	Hana Ranch Land LLC	Mostly SF & some MF <i>Single Family Multi-Family</i>	Interim	AG <i>Agriculture</i>	CIZ and DBA	Located near Hana town east of police and fire stations.
14	West Maui	4-6-015:001 4-6-018:003	13 acres	Wainee Land & Homes LLC Bishop Estate Trust	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP UGB. Near Lahaina Recreation Center.

Council Actions: CIZ and CPA (Change in Zoning and Community Plan Amendment)

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
15	Wailuku-Kahului	2-7-013:026	4.865	A&B Properties	P/QP <i>Public/Quasi-Public</i>	P-1 <i>Public/Quasi-Public</i>	Urban	CIZ and CPA	Located near facilities and within MIP growth boundary. Old Kahului Swap Meet Site
16	Wailuku-Kahului	3-8-007:117	8.804	County of Maui	P/QP <i>Public/Quasi-Public</i>	PK <i>Park</i>	Urban	CIZ and CPA	Located near facilities and within MIP growth boundary. Old MCC (UH Maui) dormitories.

Council Action: CIZ (Change in Zoning)

and

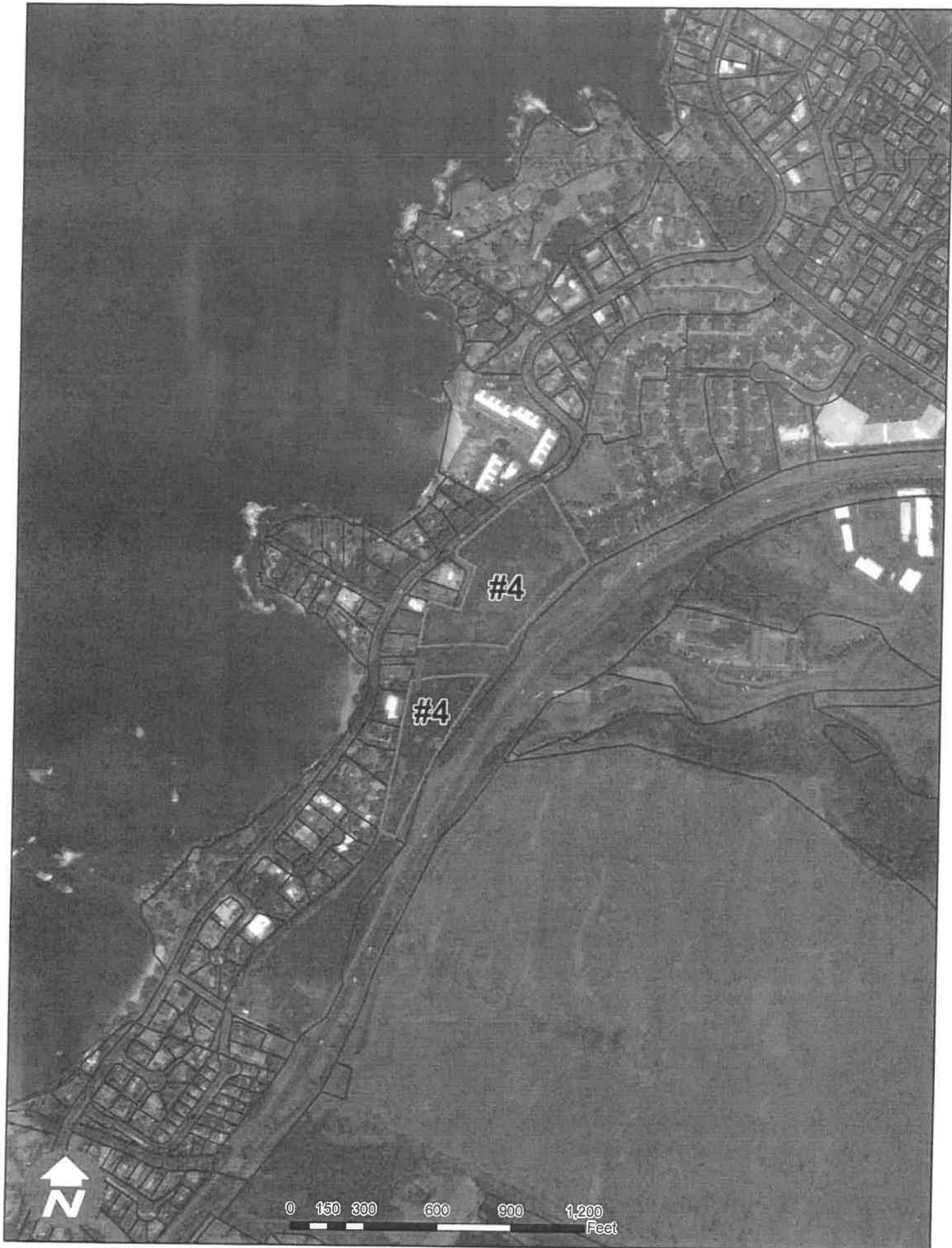
State Land Use Commission Action: DBA (parcels greater than 15 acres) (District Boundary Amendment)

NOTE: Council could also consider a DBA on a portion less than 15 acres.

Map Reference Number	Community Plan District	TMK	Acreage of CP Designation	Owner	CP Designation	Current Zoning	State District	Council Action Required	Notes
17	Kihei-Makena	2-2-002:016	215 acres	Haleakala Ranch	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Located above Ohukai Rd. terminus.
18	Wailuku-Kahului	3-5-002:002	23 acres	Association of Il Wai Hui LP	SF <i>Single Family</i>	AG <i>Agriculture</i>	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Located between Kehalani and Waiolani Mauka
19	Paia-Haiku	2-5-005:030 2-5-005:020	24 acres	County of Maui A&B	SF <i>Single Family</i>	Primarily Interim; some P-1 Public/Quasi Public	AG <i>Agriculture</i>	CIZ and DBA	Located near facilities and within MIP growth boundary. Near Doris Todd School.





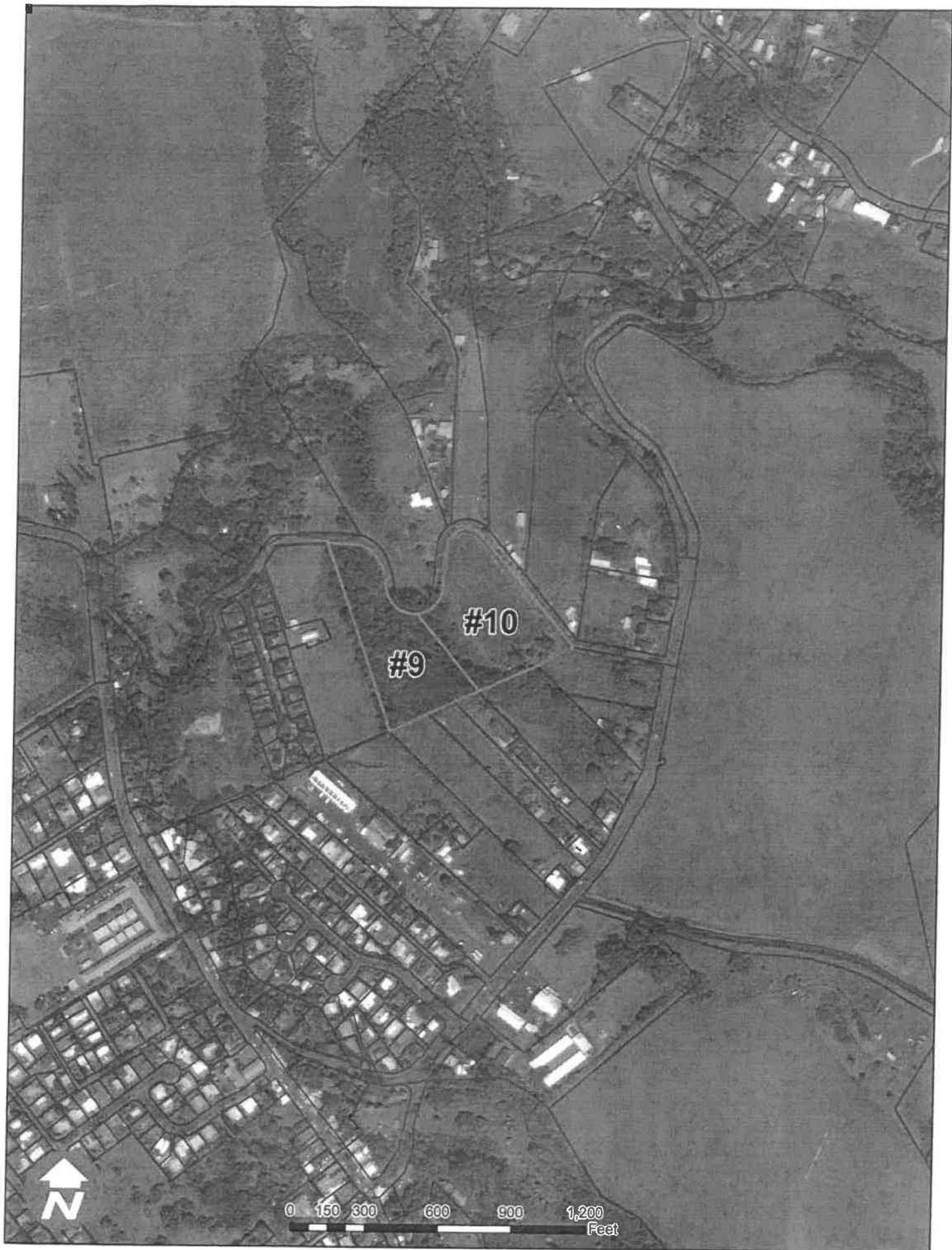


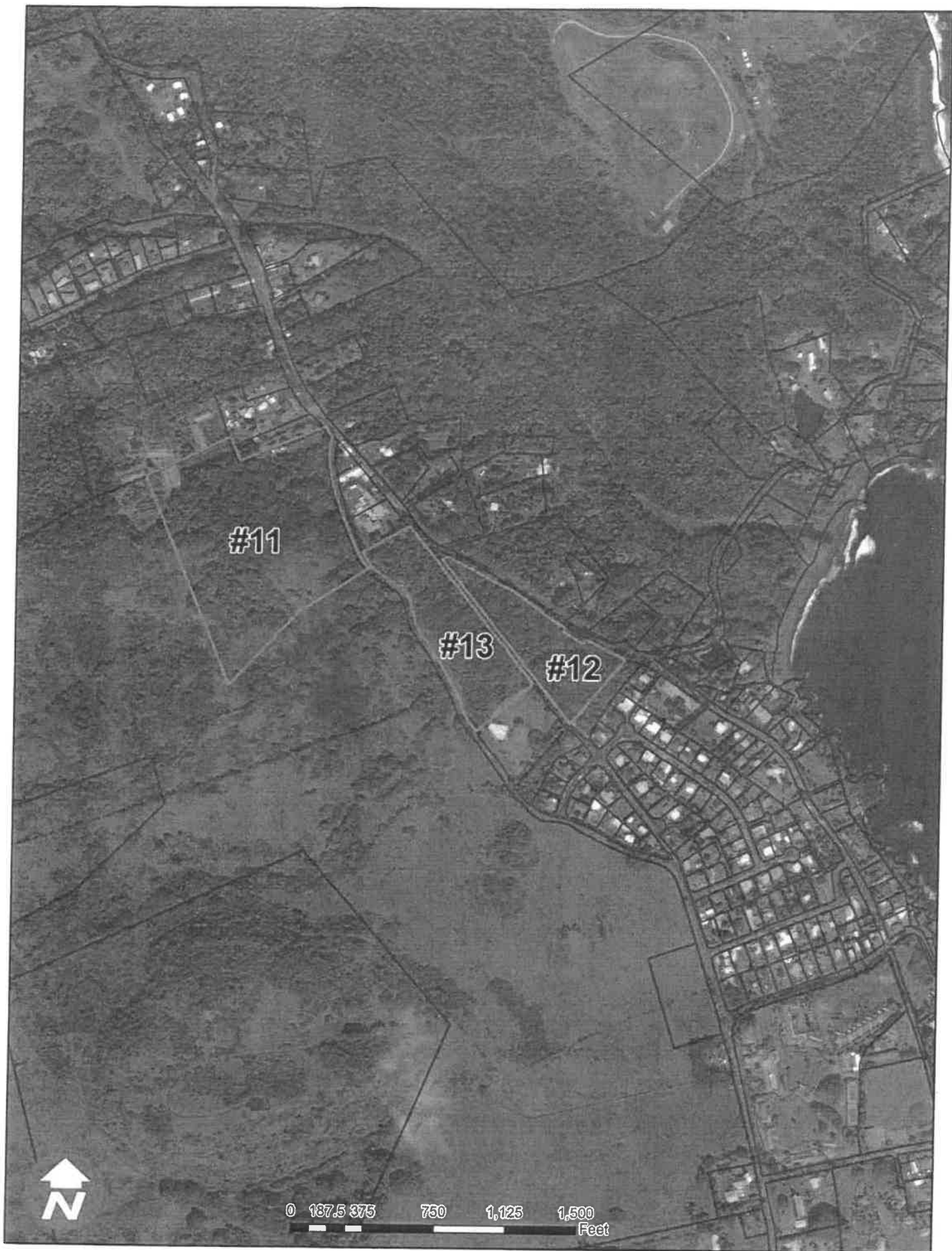
#5



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#14



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#16



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#19



0 162.5 325 650 975 1,300 Feet