

PSLU Committee

From: Bryan Esmeralda <bryan@munekiyohiraga.com>
Sent: Wednesday, August 18, 2021 9:55 AM
To: PSLU Committee
Cc: Michael Munekiyo
Subject: Sugar Museum Conditional Permit Amendment (PSLU-21)
Attachments: Sugar Museum - 081921 PSLUC PowerPoint Presentation.pdf

Aloha,

The attached presentation will be presented at the PSLU Committee's August 19th meeting for item PSLU-21, Conditional Permit Amendment for the Sugar Museum. If there are any questions or if additional information is needed, please let me know.

Mahalo,
Bryan

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Alexander & Baldwin Sugar Museum

Conditional Permit Amendment

**Planning and Sustainable Land Use
Committee**

August 19, 2021

Prepared for

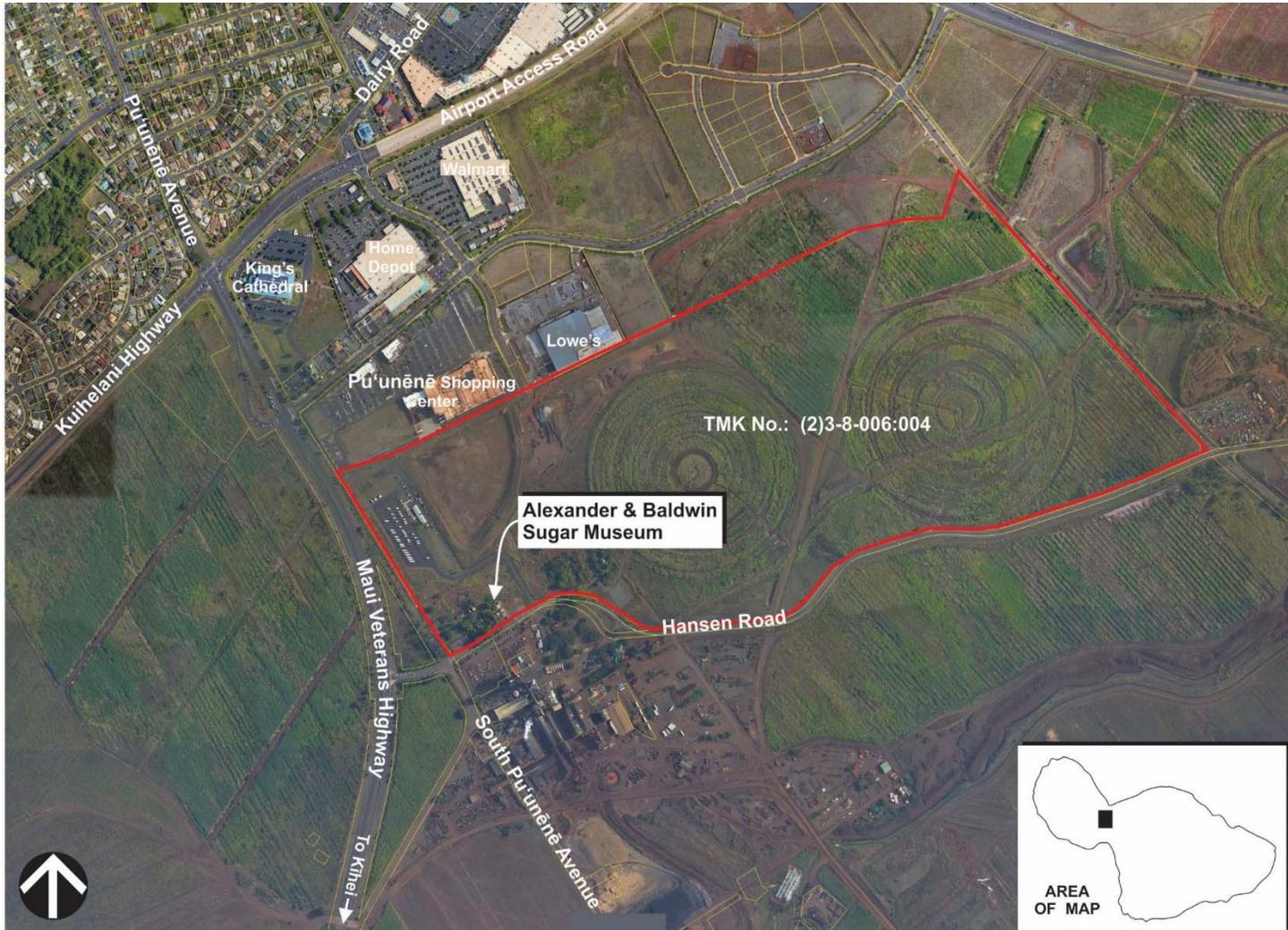
Alexander & Baldwin Sugar Museum



Request

The Applicant (Alexander & Baldwin Sugar Museum) is requesting the Planning and Sustainable Land Use Committee's (PSLUC) favorable recommendation to the Maui County Council for an amendment to the Museum's Conditional Permit (CP) to account for a 2.393-acre expansion in leased area and time extension until January 30, 2029.

Property Location and Land Ownership



Source: Google Earth and County of Maui, Planning Department

Museum History

- Established by grant with A&B in 1980
Developed on a 1.773-acre portion of TMK (2)3-8-006:004
- Museum is housed in an original Pu'unēnē town structure dating back to 1902
- Historical and cultural repository for artifacts, photos, and documents related to the sugar industry and its plantation community
- Other facilities onsite include former Director's residence, garage, other display areas, and parking

Photos

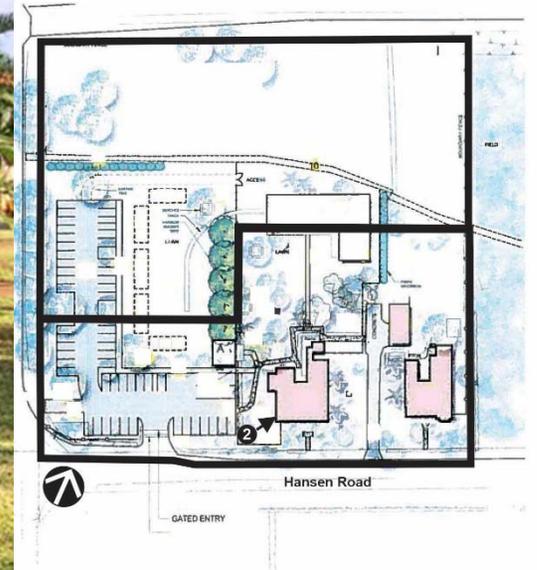


Photo No. 1: View of Museum
Parking Lot Entrance from Hansen
Road

Photos



Photo No. 2: View of Museum Building Looking North



Photos



Photo No. 3: View of Former Museum Director's Residence

Photos



Photo No. 4: View of Garage and Maintenance Shed



Photos

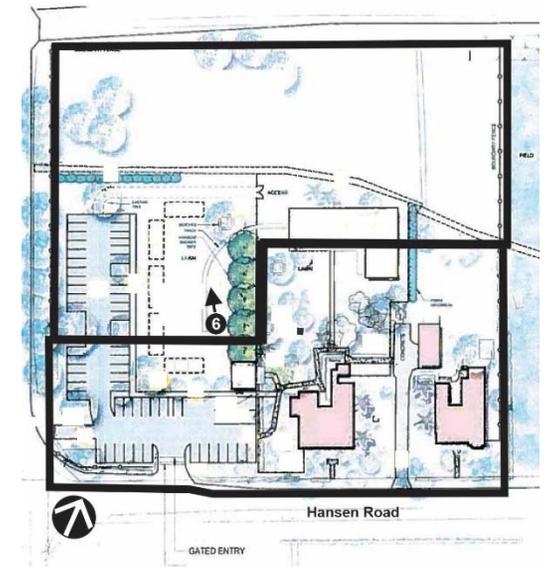


Photo No. 5: View of Existing Outdoor Exhibition Area

Photos



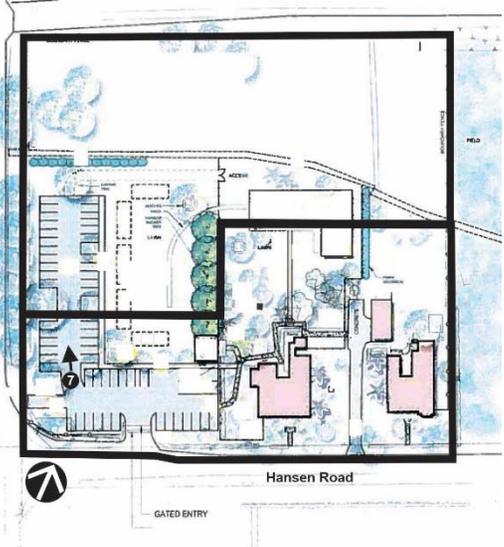
Photo No. 6: View of Future Outdoor Exhibition Area



Photos



Photo No. 7: View of Future Parking Area



Land Use Considerations

Land Use Consideration	Designation
State Land Use District	Urban
Maui Island Plan	Urban Growth Boundary
Wailuku-Kahului Community Plan	Heavy Industrial
County Zoning	R-1, Residential

Due to the R-1, Residential zoning designation, the Sugar Museum was granted a Conditional Permit in 1989 for the operation.

Subsequent time extensions were approved in 1992, 1994, 1999, and 2004. Most recently, a ten-year time extension was approved in 2014.

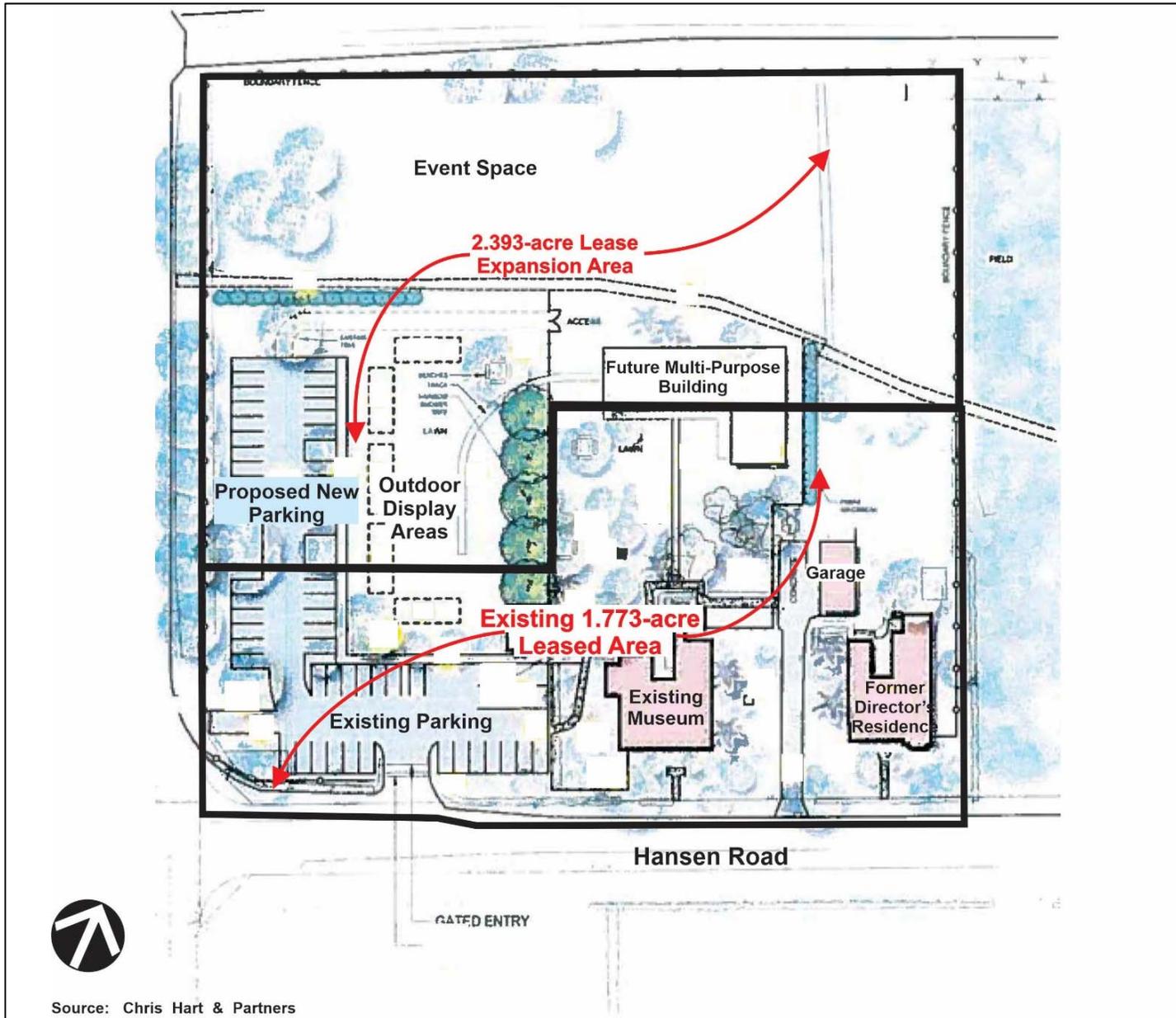
Lease Amendment

- The Sugar Museum received a new thirty-year lease from A&B in 2017, which terminates in 2047
- Lease includes an additional 2.393-acre expansion area which is currently vacant and undeveloped, bringing the total leased area to 4.166 acres
- Following execution of new lease, the Sugar Museum underwent a master planning process

Master Plan

- Master Plan entails the development of a multi-purpose building and other uses including:
 - Additional outdoor display and garden areas
 - Additional vehicle and bus parking
 - Upgraded visitor circulation
 - Use of former Director's residence
 - Use of grounds for special events

Conceptual Master Plan



Special Events

- Proposed special events may include sugar and plantation-themed events
- Option for all-day plantation-themed event similar to past Plantation Days events
- Museum grounds may also be made available for use by other community groups for events

Impact Mitigation

- Noise
 - Events with music will be required to comply with applicable community noise regulations
- Parking
 - Coordination will be undertaken with nearby properties to secure off-site parking options for temporary event parking, as needed
- Visitor Counts
 - Visitor counts are not anticipated to significantly increase; rather, the improvements are intended to enhance the museum experience
 - Private events will be held outside of normal business hours

Maui Planning Commission Meeting

- Request was heard by the Maui Planning Commission (MPC) on December 10, 2019
- Two (2) individuals testified in support of the request; five (5) letters of support were also submitted. There was no testimony in opposition to the request.
- The MPC voted to recommend approval to the County Council subject to seven (7) conditions.

Next Steps

- Full Council Review and Action
- Adoption of Amended CP by Ordinance

Summary

The Applicant (Alexander & Baldwin Sugar Museum) is requesting the PSLUC's favorable recommendation to the Maui County Council for an amendment to the Museum's CP to account for a 2.393-acre expansion in leased area and 5-year time extension to January 30, 2029.

Mahalo

Proposed Conditional Permit Conditions

- Full compliance with applicable governmental requirements
- CP valid until January 30, 2029, provided that extensions may be granted pursuant to Maui County Code, 19.40.090
- CP is non-transferrable unless approved by Council
- Valid Certificate of Insurance
- Development of the property in substantial compliance with representations made
- Low level lighting shall be used on buildings and shielded lighting in parking lot
- No fireworks or pyrotechnic displays shall be deployed

Grant Award

- Sugar Museum received a grant in 2019 to establish a display for historic steam engine to be developed within the expansion area
- Grant will also be used for new landscaping within the Heritage Garden