



The County of Maui

Council Chamber
200 South High Street, 8th
Floor
Wailuku, Hawaii 96793

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Title:	AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF POLANUI GARDENS WORKFORCE HOUSING PROJECT (LAHAINA)) (AH-1(1))		
Sponsors:			
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Attachments:	1. Direct Referral 06-12-2019, 2. Testimony from Janet Maher 06-14-2019, 3. Testimony from Mark Nigh 06-14-2019, 4. Testimony from Michele Moore 06-15-2019, 5. Testimony from Bob and Leslie Freimuth 06-15-2019, 6. Testimony from Ed Mark 06-15-2019, 7. Testimony from Lynn Travis 06-15-2019, 8. Testimony from Colin, Rita, Cailen McClintock 06-15-2019, 9. Testimony from Ginger Prince 06-15-2019, 10. Testimony from Beau Guyette 06-15-2019, 11. Testimony from Susan Albers 06-15-2019, 12. Testimony from Barry and Irene McPhee 06-15-2019, 13. Testimony from Annie Kizel 06-15-2019, 14. Testimony from Betsy and Joe Talon 06-16-2019, 15. Testimony from Shauna Buckner 06-17-2019, 16. Testimony from Cherise Shulman 06-16-2019, 17. Testimony from Bernadette Owens 06-17-2019, 18. Testimony from Doris Lang 06-17-2019, 19. Testimony from Richard Noponen 06-17-2019, 20. Testimony from Jackie Lum Lung-Peppers 06-17-2019, 21. Testimony from Peggy Seymour 06-17-2019, 22. Testimony from Annie and Chris McNeil 06-18-2019, 23. Testimony from Jacob and Hailey Ramey 06-18-2019, 24. Testimony submitted by Sara Tsukamoto Strona for Steve Strombeck 06-18-2019, 25. Testimony from Shauna Buckner 06-18-2019, 26. Testimony from Kristy Taylor 06-18-2019, 27. Testimony from Steve Hire 06-18-2019, 28. Testimony from Maria Linz 06-18-2019, 29. Testimony from Roger Shambaugh 06-18-2019, 30. Testimony from Teresa Jacques 06-18-2019, 31. Testimony from Jeff Anderson 06-18-2019, 32. Testimony from Tara Miller 06-18-2019, 33. Testimony of Gregory Miller 06-18-2019, 34. Testimony from Hugh Starr 06-18-2019, 35. Testimony from Rome Lee 06-18-2019, 36. Testimony from Dutch Akana 06-18-2019, 37. Testimony from Karri Ayasanonda 06-18-2019, 38. Testimony from Paul Brewbaker 06-18-2019, 39. Testimony from Annie Gerber 06-18-2019, 40. Testimony from Sam Small 06-18-2019, 41. Testimony from Amy Stephens 06-19-2019, 42. Testimony from Amy Stephens 06-19-2019 (2), 43. Testimony from Mark Thompson 06-19-2019, 44. Testimony from David Elies 06-19-2019, 45. Testimony from Mark Deakos 06-19-2019, 46. Testimony of Kurt Thompson 06-19-2019, 47. Testimony from Chi Pilioloha Guyer 06-19-2019, 48. Testimony from Paula Alcese 06-19-2019, 49. Testimony from Jeri Dean 06-19-2019, 50. Testimony from Patty Kahahane 06-19-2019, 51. Testimony from Michaellyn Burke 06-19-2019, 52. Testimony from Barbara Barry 06-20-2019, 53. Testimony from John Greenhalgh 06-20-2019, 54. Testimony from Beau Guyette 06-21-2019, 55. Testimony from Greg and Bernadette Owens 06-22-2019, 56. Testimony from Doris Lang 06-23-2019, 57. Testimony from Donna Brown 06-23-2019, 58. Testimony from Greg Bundy 06-24-2019, 59. Testimony from George Brown 06-24-2019, 60. Testimony of Bob Freimuth 06-23-2019, 61. Testimony from Noelani Ahia 06-23-2019, 62. Testimony from Jinny Yap 06-19-2019, 63. Testimony from Myrna Ah Hee 06-19-2019, 64. Testimony from Jeff Anderson 06-19-2019, 65. Testimony from Jim Petersen 06-19-2019, 66. Testimony from Lori Gomez-Karinen 06-19-2019, 67. Testimony from Lori Sablas 06-19-2019, 68. Testimony from Tricia Petersen 06-19-2019, 69. Testimony from Donna Brown 06-19-2019 (2), 70. Testimony from Douglas Weber 06-19-2019, 71. Testimony from Gordon Firestein 6-23-2019, 72. Testimony from Greg Owens 06-24-2019 (2), 73. Testimony from Lauren Kang 06-24-2019, 74. Testimony from Kahi Kamohalii 06-25-2019, 75. Presentation from Kipa Centennial 06-25-2019, 76. Valuation of Exemptions - Polanui Gardens 06-25-2019, 77. From Committee Chair 06-25-2019, 78. Testimony from Dominick Marino 06-25-2019, 79. Testimony from Teresa Jacques 06-25-2019, 80. Testimony from Doris Lang 06-26-2019, 81.		

Testimony from Jan Hunter 06-26-2019, 82. Testimony from P. Denise La Costa 06-26-2019, 83. Testimony from Mike Jucker 06-27-2019, 84. Testimony from Clay Trauernicht 06-27-2019, 85. Testimony from Gordon Firestein 06-27-2019, 86. Testimony from Doris Lang 06-27-2019, 87. Testimony from Lynn McFarlane 06-29-2019, 88. Testimony from Suzanne Albers 06-30-2019, 89. E-mail from Mark Albers with testimony from Suzanne Albers 06-30-2019, 90. Testimony from David Jenkins 07-01-2019, 91. Testimony for Stan Franco 07-01-2019, 92. Testimony from Donna Brown 07-01-2019, 93. Testimony from Greg Owens 07-02-2019, 94. Testimony from Shauna Buckner 07-02-2019, 95. Testimony from Greg Bundy 07-02-2019, 96. Correspondence from Hope Builders LLC 07-02-2019, 97. From Committee Chair 07-03-2019, 98. From Councilmember Rawlins-Fernandez 07-03-2019, 99. From Councilmember Paltin 07-03-2019, 100. From Committee Chair 07-03-2019 (Polanui exemptions), 101. From Councilmember Sinenci 07-03-2019 (Possible amendments), 102. From Councilmember Rawlins-Fernandez 07-03-2019 (Polanui exemptions), 103. E-mail from Councilmember Paltin 07-03-2019 (1), 104. E-mail from Councilmember Paltin 07-03-2019 (2), 105. From Councilmember Paltin 07-03-2019 (exemptions), 106. From Councilmember Paltin 07-03-2019 (exemptions-revised), 107. From Councilmember Rawlins-Fernandez 07-03-2019 (4)

Date	Ver.	Action By	Action	Result
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AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF POLANUI GARDENS WORKFORCE HOUSING PROJECT (LAHAINA)) (AH-1(1))

The Committee is in receipt of a Miscellaneous Communication, dated June 12, 2019, from the Director of Housing and Human Concerns, transmitting the following:

1. An application for the development of the proposed “Polanui Gardens” workforce housing project, Lahaina, Maui, Hawaii, pursuant to Section 201H-38, Hawaii Revised Statutes. The proposed project would provide 50 affordable single-family lots with a minimum 10,000 square feet lot size at Launiupoko, for qualified individuals earning from below 80 percent up through 140 percent of the area median income. The proposed project will also provide a 4.5-acre community park, a 1-acre community garden, and 16 market-priced agricultural lots with a minimum 1-acre lot size, for a total 48.87 acres of land to be developed. A 9.6-acre agricultural use easement is also designated to provide a farming area and buffer along the Lahaina Bypass Highway.
2. A proposed resolution entitled “APPROVING THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
3. A proposed resolution entitled “APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to approve the proposed project with the modifications in Exhibit “B” and various exemptions from certain requirements contained in the Maui County Code, Hawaii Revised Statutes, and Revised Charter of the County of Maui (1983), as amended, relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.

4. A proposed resolution entitled “DISAPPROVING THE INDEPENDENT DEVELOPMENT OF THE POLANUI GARDENS WORKFORCE HOUSING PROJECT BY KIPA CENTENNIAL, LLC PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES.” The purpose of the proposed resolution is to disapprove the proposed project.

Pursuant to Section 201H-38, Hawaii Revised Statutes, the Council shall approve, approve with modification, or disapprove the proposed project by July 26, 2019, or it will be deemed approved. The Committee may consider whether to recommend adoption of a proposed resolution, with or without revisions. The Committee may also consider the filing of two of the proposed resolutions and other related action.