

COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793
Telephone: (808) 270-7735



**BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI'I**

In the Matter of the Petition of:

PŪLAMA LĀNA'I

To Amend the Agriculture and Rural Land Use District Boundaries into the Urban Land Use District for approximately 170 acres of land, consisting of a portion of Tax Map Key No. (2) 4-9-018:003 (por.) and (2) 4-9-002:001 (por.) at Lāna'i City, Island of Lāna'i, County of Maui, State of Hawai'i.

DOCKET NO. A26-812

POSITION STATEMENT OF THE COUNTY OF MAUI DEPARTMENT OF PLANNING ON A PETITION FOR A DISTRICT BOUNDARY AMENDMENT

CERTIFICATE OF SERVICE

POSITION STATEMENT OF THE COUNTY OF MAUI DEPARTMENT OF PLANNING

The County of Maui Department of Planning (Department) is in receipt of the above-referenced Petition for a District Boundary Amendment to amend Agriculture and Rural land use district boundaries on the island of Lāna'i. The Department is in support of the Petition and understands that the District Boundary Amendment (DBA) will align the land uses with the current Lāna'i Community Plan, existing uses, and proposed and pending zoning and project district maps. The area included in the DBA includes land that is undeveloped, land previously in golf course use, pastureland, tennis courts, and stables.

The DBA will allow opportunities for future development within the Kō'ele Project District and will

also facilitate the continued uses for the Ranch Experience and its new venue for outdoor events, additional Resort guest amenities, and new room type options.

In order to achieve these goals, the Petitioner prepared a Draft Environmental Assessment that was reviewed by the Lāna‘i Planning Commission (LPC) at its September 15, 2021, meeting. The LPC provided input and comments, and a Final Environmental Assessment (FEA) was reviewed by the LPC on January 19, 2022. The LPC accepted the FEA and issued a Finding of No Significant Impact (FONSI). The FONSI was posted in the February 8, 2022, edition of The Environmental Notice.

The Petitioner has also sought a Community Plan Amendment (CPA), Change in Zoning (CIZ), and Project District Phase I (PH1) amendment. These requests were reviewed by the LPC on May 18, 2022, July 20, 2022, and September 7, 2022. After due deliberation, the LPC ultimately recommended approval of these requests.

The Maui County Council (Council) also reviewed the CPA, CIZ, and PH1 requests. The Council passed Bill 23, CD1 (2024), a bill for an ordinance to amend the Lāna‘i Community Plan for 268.39 acres on first reading on August 27, 2024, and on second and final reading on September 13, 2024. However, 2.80B.090 of the Maui County Code requires that, “Prior to approving any amendment to a community plan...the council shall hold a public hearing regarding the amendment in the relevant community plan area.” Due to this procedural error, the Council held a meeting in Lāna‘i City on January 17, 2025, where the bill passed first reading. Final reading of the bill passed on April 17, 2025.

In accordance with HAR §15-15-55 of the State Land Use Commission Rules, the Department supports the State Land Use DBA filed by the Petitioner to reclassify approximately 170 acres of land (hereinafter referred to as the “Petition Area”) from the Agricultural and Rural Land Use District, to the Urban Land Use District at Lāna‘i City, Hawai‘i. The DBA will align the Petition

Area with the Community Plan Amendment approved by the Maui County Council.

The DBA sought in this Petition conforms to the standards required in the State Land Use Commission Rules for reclassification. A majority of the Petition Area consists of similar land uses in the adjoining community of Lānaʻi City, the residential core of the island. Furthermore, this location is in close proximity to available public services, resources, employment, and schools, which makes the Petition Area appropriate for reclassification to the Urban District, as it is consistent with the following standards as listed in Hawaiʻi Administrative Rules (HAR) § 15-15-18:

“Standards for determining “U” urban district boundaries. Except as otherwise provided in this chapter, in determining the boundaries for the “U” urban district, the following standards shall be used:

- (1) It shall include lands characterized by “city-like” concentrations of people, structures, streets, urban level of services and other related land uses;
- (2) It shall take into consideration the following specific factors:
 - (A) Proximity to centers of trading and employment except where the development would generate new centers of trading and employment;
 - (B) Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection; and
 - (C) Sufficient reserve areas for foreseeable urban growth.
- (3) It shall include lands with satisfactory topography, drainage, and reasonably free from the danger of any flood, tsunami, unstable soil condition, and other adverse environmental effects;
- (4) Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, particularly when indicated for future urban use on state or county general plans or county community plans or development plans;
- (5) It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the state and county general plans or county community plans or development plans;

- (6) It may include lands which do not conform to the standards in paragraphs (1) to (5):
 - (A) When surrounded by or adjacent to existing urban development; and
 - (B) Only when those lands represent a minor portion of this district;
- (7) It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure and support services; and
- (8) It may include lands with a general slope of twenty per cent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state, or county agency, are adequate to protect the public health, welfare and safety, and the public's interests in the aesthetic quality of the landscape."

COMMUNITY CONCERNS:


During Council review of the project, there was some community concern regarding two existing ranch homes located in the Kō'ele Project District, known as the "Richardson homes". These homes were referred to as "the last piece of history" of the ranching era in Kō'ele, which ended in 1951. The Petitioner stated that their plan is to relocate the homes closer to the existing stable area, which would make the homes more accessible to the public, and would consult with the State Historic Preservation Division during this process.

RECOMMENDATION:

Based on our review of the information provided in the Petition, the Department of Planning finds that the proposed DBA reclassifying Agriculture and Rural lands to the State Land Use Urban District is consistent with the standards for determining Urban District boundaries as set forth in the LUC's Rules and in the standards listed in HAR § 15-15-18. The Department supports this Petition for a District Boundary Amendment to provide Pūlama Lāna'i with their requested Urban designation. This position statement offers general comments on the Petition and may not address all concerns the Department may have. The Department reserves the right to further develop its position as evidence is presented.

Thank you for the opportunity to comment on this Project. Should you have any questions about the comments in this letter, please contact the Department by email at planning@mauicounty.gov or by phone at (808) 270-8205 referencing Docket No. A26-812.

DATED: Wailuku, Hawaii, June 1, 2026.



JACKY TAKAKURA
Planning Director
Department of Planning

**BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI'I**

In the Matter of the Petition of:

PŪLAMA LĀNA'I

To Amend the Agriculture and Rural Land Use District Boundaries into the Urban Land Use District for approximately 170 acres of land, consisting of a portion of Tax Map Key No. (2) 4-9-018:003 (por.) and (2) 4-9-002:001 (por.) at Lāna'i City, Island of Lāna'i, County of Maui, State of Hawai'i.

DOCKET NO. A26-812

POSITION STATEMENT OF THE
COUNTY OF MAUI DEPARTMENT
OF PLANNING ON A PETITION FOR
A DISTRICT BOUNDARY
AMENDMENT

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

The undersigned I hereby certify that a copy of the foregoing was served on the following on the date indicated below:

CADES SCHUTTE
A Limited Liability Law Partnership
Cades Schutte Building
1000 Bishop Street, Suite 1200
Honolulu, Hawai'i 96813
Attn: Calvert G. Chipchase & Christopher T. Goodin
Email: cchipchase@cades.com & cgoodin@cades.com

STATE OF HAWAI'I
Department of the Attorney General
425 Queen Street
Honolulu, Hawai'i 96813
Attn: Anne E. Lopez, Attorney General

STATE OF HAWAI'I
Office of Planning and Sustainable Development
P.O. Box 2359
Honolulu, Hawai'i 96804-2359

Attn. Mary Alice Evans, Director

LANAI RESORTS, LLC
A Hawai'i Limited Liability Company
Doing Business As
PŪLAMA LĀNA'I
733 Bishop Street, Suite 1500
Honolulu, Hawai'i 96813
Attn: Keiki-Pua Dancil, Ph.D.

COUNTY OF MAUI
Department of the Corporation Counsel
200 South High Street
Kalana O Maui Building, 3rd Floor
Wailuku, Hawai'i 96793
Attn: Victoria J. Takayesu, Corporation Counsel

DATED: Wailuku, Hawaii, June 1 , 2026.


JACKY TAKAKURA
Director
Department of Planning