

LINDA LINGLE  
Mayor

LISA M. NUYEN  
Director

JONALD A. SCHNEIDER, II  
Deputy Director



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Planning Division

AARON H. SHINMOTO  
Zoning Administration and  
Enforcement Division

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COUNTY OF MAUI OFFICE OF THE MAYOR  
**DEPARTMENT OF PLANNING**

September 20, 1998

APPROVED FOR TRANSMITTAL

*[Signature]*  
Date 9/23/98

Honorable Linda Lingle  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For transmittal to:

Honorable Patrick Kawano, Council Chair  
and Members of the Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Council Chair Kawano and Members:

RE: Change in Zoning from the County Agricultural District to the M-1 Light Industrial District for 88 Acres of Land at TMK: 3-9-1:16 and 2-2-02:Portion of 15, by Kaonoulu Ranch, a Hawaii Limited Partnership, Kihei, Island of Maui, Hawaii (CIZ 980013)

The Maui Planning Department (Department) is transmitting for your review and action the above-referenced application.

Briefly, the applicant is requesting a Change in Zoning from the County Agricultural District to the M-1 Light Industrial District to develop a light industrial subdivision where improved lots are proposed to be sold in fee simple to interested purchasers. Conceptual site studies reflect a mixture of lots (approximately 123 lots) ranging in size from approximately 10,000 square feet to about 3.0 acres. Depending on market conditions, lot density within the subdivision may be adjusted to provide a broader mixture of lots.

Roadway and drainage improvements are proposed to service the project. Access to the project will be from Piilani Highway through a new segment of East Kaonoulu Street, within a 112-foot wide right-of-way. Main entry roadways to the

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subdivision from East Kaonoulu Street are proposed within a 64-foot right-of-way, while interior roadways are proposed within a 60-foot right-of-way. A concrete lined diversion channel, proposed to be constructed mauka of the property, directs runoff to Kulanihakoi Gulch which is located south of the subject property.

On August 25, 1998, the Maui Planning Commission (Commission) conducted a public hearing on the Change in Zoning Application. At the hearing, no one testified on the project. A letter of support from the Kihei Community Association was presented by the applicant's consultant. In addition, the Planning Department received a letter of support from Star Market and a letter of concern from Doyle Betsill of Betsill Brothers Construction, Inc. regarding drainage.

After due deliberation, the Commission voted to recommend approval of the Change in Zoning, subject to several amendments to the Department's Recommendation. The Commission deleted Condition Nos. 1-5 as proposed by the Planning Department and recommended the following four (4) conditions:

1. That the applicant shall participate in intersection improvements, which includes, but is not limited to traffic signals and turning lanes to the satisfaction of the Department of Transportation (DOT). The applicant is encouraged to explore opportunities of cost share arrangements with adjacent developers. (Recommended by DOT.)
2. That water conservation measures shall be incorporated into the design and operations of the industrial project. (Recommended by the Department of Water Supply.)
3. That the applicant shall design its landscape irrigation system to accommodate future connection to the County's effluent reuse system. (Recommended by the Planning Commission.)
4. That the design guidelines for this project be reviewed by the Planning Department. (Recommended by the Planning Commission.)

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In addition, the Commission recommended that the County Council consider the following recommendations:

1. That the applicant shall use its best efforts in attracting traditional light industrial uses and shall consider locating these on the perimeter and focus non-industrial uses on the major traffic corridors.
2. That the applicant shall work with the Kihei Community Association and South Maui Heritage Corridor to tie-in the bike path system with that proposed by the South Maui Heritage Corridor, as defined in the Kihei-Makena Community Plan.
3. That the applicant shall explore the use of more natural materials for the drainageway instead of man-made materials such as concrete.

Inasmuch as County Council approval is required for the request, the Department respectfully transmits the subject application to the Council for consideration.

Accordingly, please find enclosed the following:

1. Original Draft Ordinance;
2. Change in Zoning Map No. 573;
3. Planning Department's Recommendation Report;
4. Planning Department's Report, including Agency Comments and letters received up until August 10, 1998;
5. Additional letters received after August 10, 1998;
6. Letter dated August 25, 1998 from Michael Munekiyo, Project Manager, requesting a correction to the name of the applicant along with supporting documents;

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7. Findings of Fact, Conclusions of Law, and Decision and Order of the State Land Use Commission in the Reclassification of the subject property from the State Agricultural District to the State Urban District (effective date - February 10, 1995); and
8. Change in Zoning Application.

Please note that the minutes for the August 25, 1998 meeting have not been finalized. Upon adoption of the minutes by the Commission, the Department will transmit the document to the Council.

Thank you for your cooperation. Should further clarification be necessary, our office is available for assistance.

Sincerely,

  
for: LISA M. NUYEN  
Director of Planning

LMN:ATC:cmh

Enclosures

c: Clayton Yoshida, AICP, Planning Program Administrator  
Ann Cua, Staff Planner  
Michael Munekiyo, Munekiyo, Arakawa & Hiraga, Inc.  
Henry Rice, Kaonoulu Ranch, a Hawaii Limited Partnership  
B. Martin Luna, Esq.  
J. P. Schmidt, Corporation Counsel  
Project File  
General File  
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