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December 30, 2021

Mr. Daniel E. Orodenerker
Executive Office
State of Hawai'i Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai'i 96804

Dear Mr. Orodenerker:

**Response to Comments for Miki Basin Interim Industrial Uses
State Special Use Permit (SUP2) File No. 2021/0008
Miki Basin, Island of Lāna'i, Hawai'i
Tax Map Key (TMK): 4-9-002: 061 (por.)**

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LAND USE COMMISSION
STATE OF HAWAII

On behalf of Pūlama Lāna'i, thank you for your comments on the subject State Special Use Permit dated October 15, 2021. We have prepared the following in response to your comments (*italicized* for reference):

- *In 2019, Pulama Lana'i petitioned the State Land Use Commission ("LUC") to reclassify approximately 200 acres in this location from the State Agricultural to the State Urban District. The applicant withdrew a Final Environmental Assessment ("EA") prior to LUC action; and, the LUC is waiting on the petitioner to republish a revised draft EA for public review.*
- *In Section 2 titled "Purpose and Need" the applicant states that "the proposed project is intended to constitute an interim industrial land use ... the 14.5-acre project site is part of a larger approximately 200-acre expansion area that is the subject of a ... State Land Use District Boundary Amendment ... "*
- *The State Special Permit ("SP") process is not intended to allow for interim use on lands while a State Land Use District boundary amendment is in process. The proposed SP area is part of a larger proposed development and should be considered on a segmented or piecemeal fashion. We hope the County takes these concerns into consideration while reviewing this proposal. We encourage the applicant to concentrate on completion of their environmental compliance process for the 200-acre industrial project and then the district boundary rather than pursuing an SP for a portion of the larger project.*

We acknowledge the proposed petition for a change in State Land Use to reclassify approximately 200 acres from the Agricultural to the Urban State Land Use District, and further that the proposed 14.5 acre Miki Basin Interim Industrial Uses site is within the 200 acre area. The Lāna'i Community Plan, approved by the Maui County Council in July 2016, has designated this area for industrial use. Accordingly, Pūlama Lāna'i intends to work with the County of Maui (Planning Department and Lāna'i Planning Commission) to address the proper management and coordination of the project consistent with the SUP permit process and the State Land Use District regulations.

Mr. Daniel E. Orodener, Executive Officer
December 30, 2021
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We appreciated your review of the subject document and allowing us this opportunity to respond. Do not hesitate to contact the undersigned for any further comments or questions by telephone at (808) 842-1133.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Tanoue', with a long horizontal flourish extending to the right.

David Tanoue
Vice President

cc: Kurt F. Wollenhaupt, Project Manager, County of Maui, Department of Planning
Keiki-Pua Dancil, Senior Vice President, Pūlama Lānaʻi