

MICHAEL P. VICTORINO  
Mayor

MICHELE CHOUTEAU MCLEAN, AICP  
Director

JACKY TAKAKURA  
Deputy Director




**DEPARTMENT OF PLANNING**  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793



September 1, 2022



MEMO TO: DANIEL ORODENKER  
Executive Director  
Land Use Commission  
State of Hawaii  
P. O. Box 2359  
Honolulu, Hawaii 96804

FROM: Department of Planning, County of Maui  
Michele McLean, AICP, Planning Director 

SUBJECT: **Docket No. A19-809 / Miki Basin Industrial Park, Lanai**

TRANSMITTED ARE THE FOLLOWING:

COPIES	DATE	DESCRIPTION
1 Original 1 Copy Electronic Copy, Sent via e-mail	09/1/22	Department of Planning, County of Maui Position Statement and Certificate of Service

- |   |   |
|---|---|
| <input type="checkbox"/> For your information & files | <input type="checkbox"/> For your review and approval |
| <input type="checkbox"/> For approval & signature     | <input type="checkbox"/> See Remarks below            |
| <input type="checkbox"/> Per your request             | <input checked="" type="checkbox"/> For filing        |

xc: Parties Served on Certificate of Service for A19-809  
Michele McLean, AICP, Director, Department of Planning (PDF)  
Ann T. Cua, Planning Program Administrator (PDF)  
Jordan Hart, Planning Program Administrator (PDF)  
Kurt F. Wollenhaupt, Staff Planner (PDF)  
Project File

**Attachments**

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DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
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Wailuku, Hawaii 96793  
Telephone: (808) 270-7735  
Facsimile: (808) 270-7634



**BEFORE THE LAND USE COMMISSION**

**OF THE STATE OF HAWAII**

In the Matter of the Petition of:	)	Docket No. A19-809
	)	
LANAI RESORTS, LLC dba PULAMA	)	
LANAI	)	
	)	POSITION STATEMENT OF THE
	)	DEPARTMENT OF PLANNING,
To Amend the Land Use District Boundaries	)	COUNTY OF MAUI, REGARDING
of certain lands situated at Lanai City, Island	)	PETITIONER'S REQUEST FOR A STATE
of Lanai, consisting of approximately 200	)	LAND USE COMMISSION
acres from the Agricultural District to the	)	DISTRICT BOUNDARY
Urban District, Tax Map Key No.	)	AMENDMENT;
(2) 4-9-002:001 (por).	)	CERTIFICATE OF SERVICE
	)	

**POSITION STATEMENT OF THE DEPARTMENT OF PLANNING, COUNTY OF MAUI**

**COMMENTS ON MOTION BY LANAI RESORTS, LLC, DBA PULAMA LANAI (PETITIONER) TO PETITION THE LAND USE COMMISSION OF THE STATE OF HAWAII (COMMISSION) TO AMEND THE LAND USE DISTRICT BOUNDARIES OF APPROXIMATELY 200 ACRES OF LAND (PETITION AREA) FROM THE STATE LAND USE AGRICULTURAL DISTRICT TO THE STATE LAND USE URBAN DISTRICT TO ALLOW CONSTRUCTION OF THE MIKI BASIN INDUSTRIAL PARK (PROJECT), LOCATED ON A PORTION OF TAX MAP KEY NO. (2) 4-9-002:001 (POR)**

The Department of Planning (Department) is in receipt of the above-referenced Petition for the proposed Miki Basin Industrial Park. The Department submits this Position Statement of support for the reclassification of the Petition Area. The proposed boundary amendment meets the Commission's decision-making criteria contained in HRS Chapter 205 and HAR Chapter 15-15. The Department's position of support is contingent on the Petitioner's commitment to address and mitigate the project impacts identified in the Petition documents and agency comments, concerns brought up during Project review with both the Department and the Lanai Planning Commission (LPC) during the Environmental Assessment review, and in the Commission proceedings. Extensive review of the environmental documents has been undertaken by both the Department and the LPC and this review is reflected in the Final Environmental Assessment (FEA) as a whole and in particular questions noted by the Department and LPC in pages REF 206 to REF 236 of the FEA.

The Department concurs with the comments from the Office of Planning and Sustainable Development (OPSD) on matters regarding this Petition and Project especially with regards to the need for a detailed development timetable of the light and heavy industrial uses and the concomitant build-out of the backbone infrastructure for the entire Project. Such a timetable as OPSD states on page 7 *"would be helpful in determining whether incremental districting is appropriate or should be waived."*

Furthermore, the Department concurs with OPSD that additional information and financial commitment to the building of the solar farm be discussed during the Commission proceedings. As the State of Hawaii is observing, these proposed solar facilities may be approved by the PUC and then never get built.

The question was posed during the review on the Environmental Assessment why solar facilities are being proposed on 127 acres of Heavy and Light Industrial lands represented in the Community Plan, when solar facilities are permitted on lands zoned for agriculture. The Petitioner on page REF-211 of the FEA believes the location next to the HECO facility is critical in limiting interconnection costs and thereby passing lower rates to consumers.

This Project is consistent with the Lanai Community Plan Land Use Map designating the area for heavy and light industrial uses. Consequently, should the district boundaries be amended to the Urban District, the Petitioner would return to the LPC and the Maui County Council with an application for a Change of Zoning for "M-1, Light Industrial" and "M-2, Heavy Industrial" designations consistent with the current Community Plan. At that time the County Council may restrict allowed uses by conditional zoning.

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](mailto:planning@mauicounty.gov) or by phone at (808) 270-8205 referencing Docket No. A19-809.

DATED: Wailuku, Hawaii, September 1, 2022.



MICHELE MCLEAN, AICP  
Planning Director  
Department of Planning

xc: Parties Served on Certificate of Service for A19-809  
Michele McLean, AICP, Director, Department of Planning (PDF)  
Ann T. Cua, Planning Program Administrator (PDF)  
Jordan Hart, Planning Program Administrator (PDF)  
Kurt F. Wollenhaupt, Staff Planner (PDF)  
Project File

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**BEFORE THE LAND USE COMMISSION**  
**OF THE STATE OF HAWAII**  
**CERTIFICATE OF SERVICE**



<b>In the Matter of the Petition of:</b>	)	<b>Docket No. A19-809</b>
	)	
LANAI RESORTS, LLC dba PULAMA	)	
LANAI	)	<b>CERTIFICATE OF SERVICE</b>
	)	
	)	
To Amend the Land Use District Boundaries	)	
of certain lands situated at Lanai City, Island	)	
of Lanai, consisting of approximately 200	)	
acres from the Agricultural District to the	)	
Urban District, Tax Map Key No.	)	
(2) 4-9-002:061 (por).	)	
_____	)	

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

DANIEL E. ORODENKER  
Executive Director  
State of Hawaii Land Use Commission  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359

Mail and Electronic Mail  
7021 1970 0000 2809 3045  
(Return Receipt Requested)

**Digital Copy to State Land Use Commission, [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov)**  
**and [riley.k.hakoda@hawaii.gov](mailto:riley.k.hakoda@hawaii.gov)**

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Electronic Mail

DATED: Wailuku, Hawaii, September 1, 2022.



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MICHELE MCLEAN, AICP  
Planning Director  
Department of Planning

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Certificate\_of\_Service.doc