



Kaanapali Land Management Corp.

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*Honoring our roots.
Preserving our spirit.*

February 6, 2020

West Maui CPAC
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

RE: Requests related to Land Use Designation for the following properties:

Maui Tax Map Keys: 4-5-009:007 4-5-007:037 4-5-007:014 4-5-007:029

West Maui CPAC Members:

On behalf of Pioneer Mill Company LLC and Kaanapali Development Corp, we respectfully request consideration to designate various parcel in land use designations that most closely correlate with the 1996 Community Plan, the County Zoning and the long-term existing uses.

Background Information:

	#1	#2	#3	#4
Parcel ID	4-5-009:007	4-5-007:037	4-5-007:014	4-5-007:029
Owner	Pioneer Mill	KDC	KDC	KDC
Acreage	19.62	0.0286	0.521	0.8575
Use	Main Site	Triangle	Train Station	Station Parking
Community Plan (1996)	HI: Heavy Industrial	LI: Light Industrial	LI: Light Industrial	LI: Light Industrial
County Zoning (current)	M-2: Heavy Industrial	M-1: Light Industrial	M-1: Light Industrial	M-1: Light Industrial
	*residential			

* a small portion on the northeast area of the site is currently zoned residential

The Pioneer Mill property (#1) has been in industrial use dating back to 1868 with one of Hawaii’s first sugar mills. The sugar mill operations ceased in the late 1990’s and coffee mill operations commenced in the early 1990’s. In addition, the property is currently used for various industrial uses such as equipment, vehicle and boat storage, vehicle towing, recycling and redemption facilities, construction and landscaping services, metal and countertop fabrication, and for the treatment of goods from raw materials.

The Kaanapali Development Corp properties (#2, #3, #4) includes the existing Lahaina Train Station and the sites have been used for vehicle and equipment storage and various light assembly operations and services. There are other existing uses on adjacent lands that are compatible with the light industrial zoning and light industrial 1996 Community Plan designation, including a brewery, an auto body and painting shop, a furniture and upholstery operation, dry cleaning laundry service, and other similar light industrial uses.

Community Plan Designation:

As noted below, the Department Recommended map shows Urban Center/Corridor for all 4 properties. We are requesting that the properties be shown as **Industrial (#1)** and **Employment Center (#2, #3, #4)**.

Designation	#1	#2	#3	#4
5-Department Recommended	Urban Center/ Corridor	Urban Center/ Corridor	Urban Center/ Corridor	Urban Center/ Corridor
Owner Requested	Industrial	Employment Center	Employment Center	Employment Center

If the properties are re-designated to Urban Center/Corridor, we believe this would be punitive and may impact existing and future industrial operations. Parcel #1 is currently in Heavy Industrial and should remain in an industrial designation. Parcels #2, #3 & #4 are currently in Light Industrial. There is no longer a light industrial designation, therefore we recommend Employment Center, as it most closely fits light industrial uses.

Note the descriptions provided to you previously for the Industrial, Employment Center and Urban Center Corridor:

CPAC Documentation (2020):

IN: Industrial	...intended to permit intense industrial and manufacturing activities which could include noxious uses.
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EC: Employment Center	...intended to encourage a range of employment uses like light manufacturing , processing, business incubators and compatible uses in appropriate areas. These areas may also include amenities that serve employees that work there including retail, restaurants and live-work spaces.
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UCC:Urban Center/Corridor	...intended to create transit-friendly areas that are, or are planned to be, characterized by a mix of higher-density commercial, employment and residential uses. Residential, retail & businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multi-modal corridors with vibrant street life .
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The Urban Center/Corridor designation does not speak to industrial uses and suggests that the area create pedestrian-friendly activity centers. We do not believe that industrial areas are compatible with pedestrian-friendly activity centers.

Thank you for the opportunity to present this request for consideration.

Respectfully submitted,



Chad Fukunaga
Vice President
Kaanapali Land Management Corp