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May 22, 2023

Community Plan Advisory Committee
South Maui Community Plan Update
c/o Department of Planning
2200 Main Street
Wailuku, HI 96793
Sent via email

Aloha CPAC Members

Re: South Maui Community Plan Update – Keokea Industrial - South Kihei

On behalf of Haleakala Ranch Company, we respectfully request the CPAC consider designating an area above the Kihei Wastewater Reclamation Facility (KWRF) as “Industrial” in order to recognize existing uses and to recognize the appropriateness of the area for expansion of similar future uses.

Location and Surrounding Uses.

The area is accessed via East Welakahao Road and is located mauka (east) of the KWRF and the Goodfellow Baseyard. To the north is the Elleair Golf Course and a small solar farm. To the south is the Bayer (formerly Monsanto) Pi ilani facility and the County Police Station. See attached figures.

Existing Uses.

Existing uses include a composting facility and the Hawaiian Materials Recycling facility. The composting facility was previously determined to be a permitted use in the Agricultural District in the early 1990s and is considered a “grandfathered” use. Under the current Agricultural zoning ordinance, a similar new facility or expansion of the existing one would require a Special Permit. The Hawaiian Materials Recycling facility is operating as via a Special Permit.

Natural Land Characteristics

Topography. Most of the area is comprised of gentle sloping lands with elevations ranging from approximately 105 to 230 feet above sea level.

Agricultural Lands. The area is not considered prime Agricultural Land. The area is rated as “E” by the State of Hawaii Land Study Bureau, on a scale of “A” to “E”, with “A” being the higher quality lands and “E” being the lowest.

Flora Fauna. A botanical and fauna study examined a portion of the area in 2016 and noted that the vegetation throughout the area is dominated by non-native plant species, mostly kiawe and buffelgrass. According to the study, no federally listed Endangered or Threatened native plants (USFWS, 2009) were encountered during the course of the survey nor were any species that are candidate for such status seen. No special habitats or rare plant communities were seen on the property.

Archaeology. An archaeological survey was conducted for the Hawaiian Materials Recycling project site. One pre-contact site was identified (enclosure and modified rock outcrop) and has been preserved in place. The remaining area would be surveyed prior to any expansion of existing uses or new uses and appropriate mitigation measures would be utilized if any additional sites are identified.

Rationale in support of the request:

- The area abuts existing industrial uses.
- The area is not located near sensitive uses such as residential housing.
- It is not visible from Pi'ilani Highway.
- The proposed designation would recognize the nature of the existing uses of a portion of the property.
- The industrial designation would recognize the suitability of the area for future "back of the house" type of operations.
- Potential future uses could include additional sustainable materials recycling, materials processing, construction baseyards, etc.
- Any future use not outright permitted in the Agricultural District will require public review and approval via special or conditional use permits or a change in zoning.
- General retail or office use would not be allowed.

Maui Island Plan:

The area was not located within a Maui Island Plan (MIP) Urban Growth Boundary (UGB), however the MIP recognized the need for locating these type of industrial uses outside of the UGB.

"Exceptions to Development Outside of Growth Boundaries

During the life of the MIP, there will be a need for certain land uses that may have unique impacts or requirements due to the nature of the use, and would be more appropriately located outside of identified growth boundaries. These land uses may include heavy industrial operations, such as but not limited to, infrastructure facilities, baseyards, quarries, transfer stations, landfills, and uses generating noise or odor that are undesirable for an urban environment. ...

These uses may be approved, pursuant to the County's special or conditional use permit process contained in Title 19, MCC, or the State Land Use Commission's special use permit process contained in Chapter 205, HRS, and Chapter 15-15, Hawai'i Administrative Rules, without an amendment to the MIP." MIP page 8-9

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In summary, designation of the area as Industrial in the South Maui Community Plan Land Use Map would reflect the nature of the existing uses and recognize the appropriateness of the area for future Industrial type uses.

Thank you for the opportunity to present this information. I will be available to clarify any of the above information at the May 24, 2023 CPAC meeting.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Rory Frampton". The signature is written in black ink and is positioned above the printed name.

Rory Frampton

Cc: J. Scott Meidell, President, Haleakala Ranch Company