

Name: Robert Stoner
Agenda Item: C. Subarea 2 | North Kihei
Date Received: 5/16/23 via email

wearesouthmaui - Testimony For CPAC Meeting May 17

From: Robert Stoner
To: <wearesouthmaui@mauicounty.gov>
Date: 5/16/2023 12:34 PM
Subject: Testimony For CPAC Meeting May 17
Cc:
Attachments: Attachments for CPAC Testimony May 16,2023.pdf; CPAC Testimony My 16, 2023.docx

To: Robert Weltman and the members of the South Maui CPAC

From: Robert Stoner, S&F Land Company

Re: Central Maui Baseyard

Good afternoon, I am Robert Stoner and work with S&F Land Co., the owner and operator of Central Maui Baseyard. I thank each of you for volunteering your time and appreciate your review of this testimony.

This testimony is a follow up to the oral testimony that I provided on May 3, where we requested the Community Plan provide us with the original acreage that was allotted to us in the Maui General Plan for 110 acres of urban expansion. Please see the attachments of the General Plan and the Community Plan along with a photo where the area highlighted in green represents the area currently in the community plan and the area in blue is the remainder of what is in the General Plan and we would like to see reinstated.

Dating back to 2008, we worked very closely with long-range planning to get this additional acreage on the general plan. Therefore, we were very surprised that we were not contacted regarding the adjustment to the community plan and to only learn of this when the draft plan was published. Further, in reaching out to both A&B and Mahi Pono, we could not identify any decision-makers, who had been made aware of this as well.

We would've appreciated the opportunity to be a part of this decision-making process to provide our input. As I've come to understand, the concerns regarding our expansion had to do with Pulehu gulch, which abuts our current operation to the south, and potentially more frontage along Maui Veterans Highway. I believe that we can be responsive to both these concerns. Let me add that as part of our zoning, we are required to ensure Pulehu Gulch is not disturbed and report to the LUC annually regarding this.

Before I elaborate on our vision for the future of Central Maui Baseyard, let me provide a brief history. S&F Land Co.

initiated Central Maui Baseyard in 1980 with a lease on roughly 11 acres from A&B properties, with the ability to lease more property as demand grew. The concept was to provide base yards for small and mid-size companies in a location that was not near residential neighborhoods yet convenient to many of our urban areas. Over the course of 30 years, we grew the Baseyard to its current size of roughly 50 acres as we expanded. For the first 20 years we were operating on five-year special use permits. In 1999 we rezoned roughly 41 acres to M1 light industrial. At the same, we brought a 12-inch waterline to our property and installed a fire line throughout the Baseyard. In 2007 we rezoned our 11 remaining acres to M2 heavy industrial.

Currently we have over 150 tenants with lot sizes that range from 1200 square feet to 3 acres providing a home to a number of Maui's small contractors and subcontractors, as well as many other small businesses. With simple roadways and low capital expenses, we have been able to provide many small companies with affordable rates and a location to establish their business. I would also add that many companies that have started at Central Mike Baseyard have gone on to buy properties at Pulehunui, Consolidated Baseyard and other industrial parks as they have grown. This has worked quite well for us. As these growing companies vacated, we have been able to fill these locations with new tenants and meet the constant demand we have for space. At this time, we are seeing continual demand that that is difficult to meet.

As we move forward, we expect to expand in much the way we have in the past. We would like to grow by 15 to 20 acres every five years with a mix of M1 and M2 zoned properties. We would like to keep the M2 in areas East of our current location away from both the highway and Pulehu Gulch.

As a community, we need to provide an area where the non-glamorous businesses of Maui can grow and prosper away from household communities. Central Maui Baseyard serves this purpose. We are an isolated yet conveniently located industrial park that provides affordable property to Maui's small businesses.

Again thank you for your time, I am happy to answer any questions you may have. Please feel free to contact me at XXXXXXXX@XXXXXXXX.XXX or [\(XXX\) XXX-XXXX](tel:(XXX) XXX-XXXX)



Figure 3.10: Area of Change | Central Maui Baseyard




Maui Island Plan Directed Growth Boundaries

Legend

Growth Boundaries

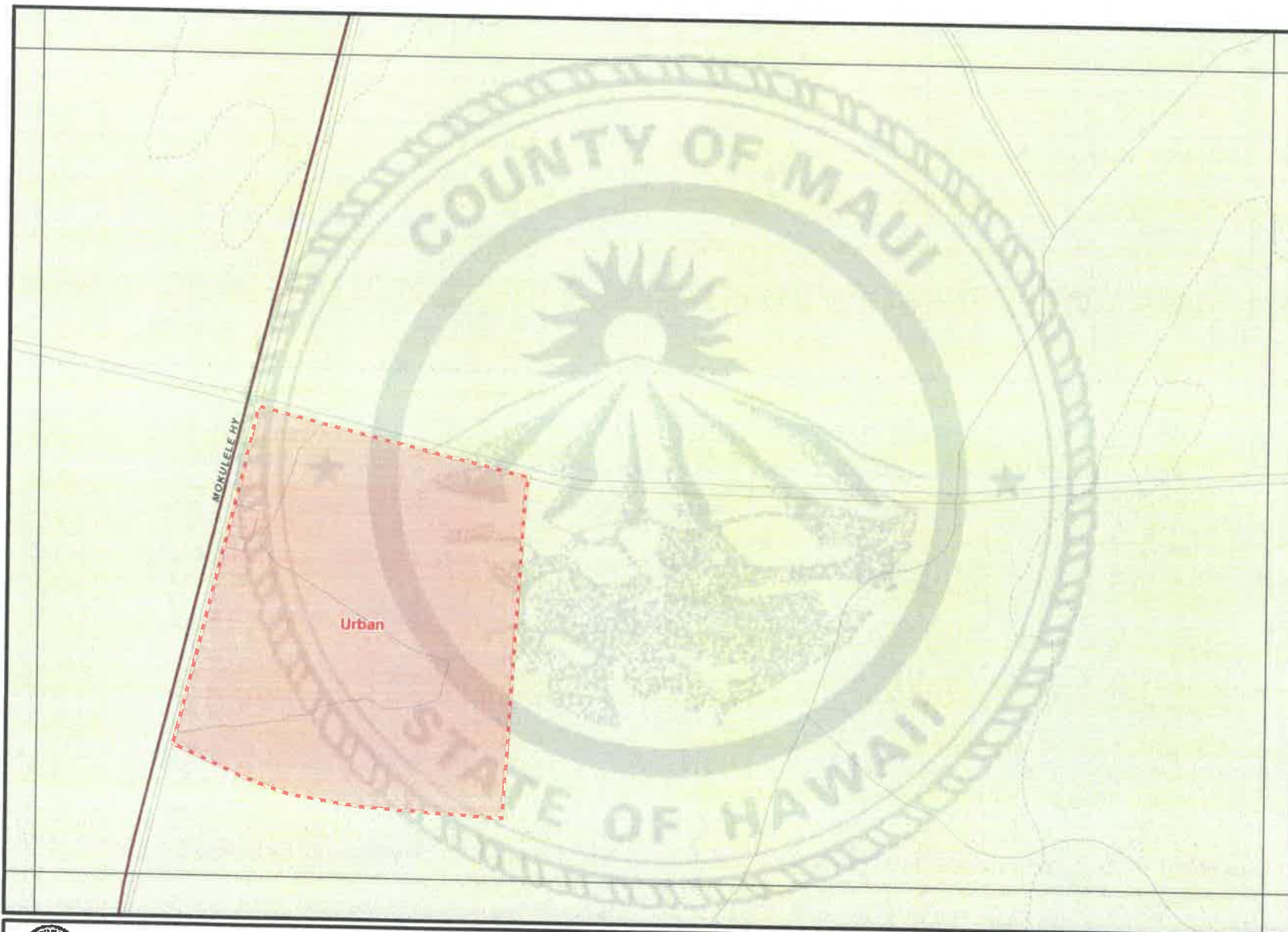
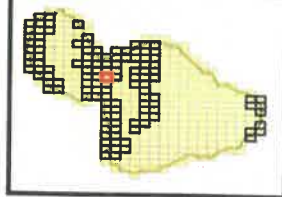
-  Urban
-  Small Town
-  Rural

Reference

-  Primary Roads
-  2011 Parcels
-  100 Ft. Contours



This is not a zoning map.
Please contact the Planning
Department for zoning confirmation



Prepared by: Long Range Planning Division
Department of Planning, County of Maui
250 South High Street, Wailuku, Hawaii 96793



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Pulehunui



Pūlehu Gulch