

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

Telephone: (808) 270-7845
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GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

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2018 AUG 21 PM 2:22
OFFICE OF THE MAYOR

August 21, 2018

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

For Transmittal to:

Honorable Robert Carroll, Chair
Land Use Committee
Maui County Council
200 South High Street
Wailuku, Maui, Hawaii 96793

APPROVED FOR TRANSMITTAL
Alan Arakawa 8/21/18
Mayor Date

Dear Chair Carroll:

**SUBJECT: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H,
HAWAII REVISED STATUTES) (WAIKAPU
DEVELOPMENT VENTURE LLC AFFORDABLE
WORKFORCE HOUSING PROJECT (WAILUKU)) (LU-2(4))**

This letter is in response to your letter dated August 20, 2018 regarding a request for exemptions regarding the proposed Waikapu Development Venture LLC Affordable Workforce Housing Project ("Project"). The project applicant is requesting an exemption from Chapter 12.24A, Maui County Code, relating to Landscape Planting and Beautification, which would allow the 74 trees it is required to plant to be placed anywhere within the project.

The Department of Public Works, Highways Division, reviewed the exemption request and does not have any concerns with the exemption as long as the total required number of trees to be planted is met within the project boundaries.

Honorable Alan M. Arakawa
For Transmittal to:
Honorable Robert Carroll, Chair
August 21, 2018
Page 2

Should the exemption be approved and the project move forward, the County Arborist will work with the applicant's contractor to determine alternate placement of some of these trees where it isn't feasible for the trees to be planted adjacent to a residential lot.

The applicant's contractor should consult the Maui County Planting Plan when choosing tree types. In areas with limited space, a tree from the small stature list should be chosen. In larger, more open areas, trees from the medium or large stature list should be chosen.

Thank you for the opportunity to provide comments to the proposed exemption. If you have any further questions, please feel free to call me at Ext. 7845.

Sincerely,



DAVID C. GOODE
Director of Public Works

DCG:RMDA:jso

Attachment

xc: Highways Division
Engineering Division

s:\rowena\transmittals\IR_Carroll.Waikapu_Development_Venture 08.21.18

Council Chair
Mike White

Vice-Chair
Robert Carroll

Presiding Officer Pro Tempore
Stacy Crivello

Councilmembers
Alika Atay
Elle Cochran
Don S. Guzman
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COUNTY OF MAUI
PUBLIC WORKS
COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

August 20, 2018

Director of Council Services
Maria E. Zielinski

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DEPT. OF
PUBLIC
WORKS

	INFO	ACTION	SEE ME	COMMENTS	COPY	SCAN	FILE
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PERSONNEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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8/20

Return to _____
By _____

Mr. David Goode, Director
Department of Public Works
County of Maui
Wailuku, Hawaii 96793

Via email: David.Goode@co.maui.hi.us

Dear Mr. Goode:

SUBJECT: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (WAIKAPU DEVELOPMENT VENTURE LLC AFFORDABLE WORKFORCE HOUSING PROJECT (WAILUKU)) (LU-2(4))

At the Land Use Committee's meeting of August 1, 2018, Committee members expressed concerns about the distribution of trees within the 12.5-acre portion of tax map key (2) 3-5-002:011, planned for development of the Waikapu Development Venture LLC Affordable Workforce Housing Project ("Project").

For your reference, the developer is requesting an exemption from Chapter 12.24A, Maui County Code, relating to Landscape Planting and Beautification, which would allow the 74 trees it is required to plant to be placed anywhere within the Project. The developer hopes to place some of the trees in the "Neighborhood Green" or along the pedestrian pathways in the interest of project design. The preliminary project plan and proposed Exemption C.2 are attached for your reference.

The Committee requested the County Arborist be consulted. Does the Arborist or your Department have any concerns with this exemption? Additionally, do you have any comments on the types of trees that should be planted within the Project?

Mr. David Goode
August 20, 2018
Page 2

I would appreciate your Department being prepared to respond at the upcoming Committee meeting of **August 22, 2018**. If time permits you to provide a written response, to ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Should you have any questions, please contact me or the Committee staff (Carla Nakata at ext. 7659, Saumalu Mataafa at ext. 7665, or Rayna Yap at ext. 8007).

Sincerely,


ROBERT CARROLL, Chair
Land Use Committee

lu:ltr:002(4)apw01:ajw

Attachments

cc: Timothy Griffith, County Arborist, Department of Public Works



**REDUCED COPY
NOT TO SCALE**

PRELIMINARY SITE PLAN
DATE: 11-1-77

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WAIKAPU DEVELOPMENT VENTURE
 T.M.K.: (2) 3-5-002: 011
 WAIKAPU, WAILUKU, MAUI, HAWAII
 PRELIMINARY SITE PLAN



**WAIKAPU DEVELOPMENT VENTURE AFFORDABLE WORKFORCE HOUSING
PROJECT EXEMPTIONS PURSUANT TO SECTION 201H-38, HAWAII REVISED
STATUTES.**

A. EXEMPTION FROM TITLE 2, MCC, ADMINISTRATION AND PERSONNEL

1. An exemption from Chapter 2.80B, MCC, General Plan and Community Plans, shall be granted to permit the Project to proceed without obtaining a Community Plan Amendment.

B. EXEMPTIONS FROM TITLE 8, MCC, HEALTH AND SAFETY

1. An exemption from Section 8.04.040, MCC, Disposal Permits — Application and suspension, shall be granted to exempt the Project from the requirement of acquiring a *Disposal Permit*.
2. An exemption from Section 8.04.050, MCC, Disposal Charges, shall be granted to exempt the Project from *Disposal Charges*.

C. EXEMPTIONS FROM TITLE 12, MCC, STREETS, SIDEWALKS, AND PUBLIC PLACES

1. An exemption from Section 12.08.100, MCC, Standards and Specifications, shall be granted to allow driveways within the 15-foot reserve area adjacent to an intersection and allow the maximum driveway width for the duplex units to exceed twenty-two (22) feet. The new maximum driveway width for the duplex units shall be thirty-six (36) feet.
2. An exemption from Chapter 12.24A, MCC, Landscape Planting and Beautification, shall be granted to exempt the Project from compliance with the *Landscape Planting Plan* as it pertains to requiring *One (1) Tree per Residential Lot*. The Project is comprised of seventy-four (74) Residential Lots, and thus, the Landscape Planting Plan will include the planting of no less than 74 Landscape Trees. However, the Project is allowed, through this exemption, flexibility in the precise location of each tree as it may not be feasible to plant a tree in the front area of every single residential lot. Some of the trees may be planted in the Neighborhood Green or along the several pedestrian pathways leading to the Neighborhood Green.

D. EXEMPTIONS FROM TITLE 14, MCC, PUBLIC SERVICES

1. An exemption from Section 14.05.090, MCC, Fire Protection, shall be granted to exempt the Project from providing *Fire Protection* for the portions of the Property along Honoapiilani Highway.
2. An exemption from Chapter 14.35, MCC, Wastewater Assessment Fees for Facility Expansion for the Wailuku/Kahului Wastewater Treatment