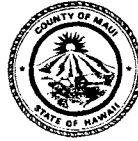


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200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

August 20, 2018

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
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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

**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