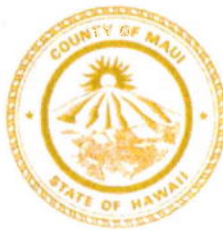


RICHARD T. BISSEN JR.
Mayor

KATHLEEN ROSS AOKI
Acting Planning Director

GARRETT E. SMITH
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

June 21, 2023

Honorable Richard T. Bissen Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Richard T. Bissen Jr. 6-26-23
Mayor Date

For Transmittal to:

Honorable Tasha Kama, Chair
Housing and Land Use Committee
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Kama:

**SUBJECT: BILL 28 (2023), AMENDING ORDINANCE 4998 (2019),
RELATING TO CHANGE IN ZONING (CONDITIONAL
ZONING) TO WAIKAPU COUNTRY TOWN (WCT) DISTRICT
FOR PROPERTY SITUATED AT WAILUKU, MAUI, HAWAII
(HLU-8)**

Thank you for your June 8, 2023 letter posing questions on Bill 28. Our responses are as follows:

May I please request the Department be prepared to discuss the following:

1. *Whether the Department supports Bill 28 and the attached Public Private Partnership Agreement, dated April 28, 2023.*

Yes, the Department supports Bill 28 and an agreement between the applicant and County as defined in the amended language for each applicable condition.

2. *Whether the Department has proposed amendments to Bill 28.*

We propose the following amendment to Bill 28:

Honorable Richard T. Bissen Jr
For Transmittal to:
Honorable Tasha Kama
June 21, 2023
Page 2

SECTION 5. Condition 5 of Exhibit “C” (Conditions of Zoning) of Ordinance 4998 (2019) shall be amended to read as follows:

“Residential Workforce Housing. Landowners shall provide residential workforce housing opportunities in accordance with the County of Maui’s residential workforce housing requirements. The required number of residential workforce housing units as determined by the County of Maui shall be completed [according to a timetable associated with the issuance of building permits for market-rate dwelling units] as required by [the] Section 2.96.060, Maui County Code, and as agreed to by the Department of Housing and Human Concerns. Further provided, all residential workforce housing units in the project shall be subject to the following deed restriction periods:

- a. “Below-moderate income” twenty years.
- b. “Moderate income” fifteen years.
- c. “Above-moderate income” ten years.

Landowners will not seek project approvals authorized by Chapter 201H, Hawaii Revised [Statues,] Statutes, or similar project approvals for this project.”

3. *The estimated cost of the amended Change in Zoning conditions in Sections II, II, IV and VI of Bill 28.*

Section 2:

- a. The cost of the intersection with Honoapiilani Hwy at the Main Street Intersection (also referred to as Study Intersection #9 in the TIAR/EIS): Estimated \$1-3M.
- b. The cost of the construction of the intersection with Honoapiilani Highway at the Waiale Road Extension (also referred to as Study Intersection #13 in TIAR/EIS): Estimated \$3-5M.

Section 3:

- c. The cost of the pedestrian crossing on Honoapiilani Highway at the intersection of Main Street: Estimated \$1M.
- d. The cost of the pedestrian crossing at Honoapiilani Highway at the intersection of the Waiale Road Extension: Will be part of intersection improvements.

Section 4:

- e. The cost of Waiale Rd Extension (and their pro-rata share): To date, the Department of Public Works (DPW) has spent \$5 million on design and permitting. Construction estimate is \$34M plus land costs estimate of \$1M, but this includes road and utilities not all of which

Honorable Richard T. Bissen Jr
For Transmittal to:
Honorable Tasha Kama
June 21, 2023
Page 3

are shared costs with WCT. DPW is still working to extract the "road" costs attributable to WCT. WCT pro rata share per the EIS TIAR is 34.7% AM Peak and 42.7% PM Peak.

Section 6:

- f. Per the last estimate (*January 2023 Central Maui Wastewater Reclamation Facility Plan*) the cost of the Wastewater Reclamation Facility (WWRF) is anticipated to be ~ \$82M (2022 dollars, est. \$125M in 2028 dollars). Cost of the off-site pump station and sewer lines to divert flow to the new plant is currently estimated at an additional \$27M (\$40M in 2028 dollars.) WCT's amended State Special Permit application (SUP2 2019/0023), currently in abeyance, estimated the cost of their individual, private WWRF (1.29 million gpd peak flow) at \$25.84M (in 2019 dollars).

Thank you for the opportunity to provide our responses. Should you have any questions, please feel free to contact me.

Sincerely,



KATHLEEN ROSS AOKI
Planning Director

xc: Garrett Smith, Planning Deputy Director (pdf)
Kurt Wollenhaupt, Senior Planner (pdf)
Lori Tsuhako, DHHC Director (pdf)
Saumalu Mataafa, DHHC Deputy Director (pdf)
Jordan Molina, DPW Director (pdf)
Shayne Agawa, DEM Director (pdf)
Mimi Desjardins, Deputy Corporation Counsel (pdf)
Kristina Toshikiyo, Deputy Corporation Counsel (pdf)

KRA:jlj

S:\ALL\Kathleen Aoki\County Council\Housing and Land Use Committee\Waikapu Country Town_CIZ amendment\WCT_Bill 28_ResponseToHLU.docx