

## LU Committee

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**From:** Selena Pang <spang@pbrhawaii.com>  
**Sent:** Friday, May 26, 2017 5:46 PM  
**To:** Gary Saldana; LU Committee  
**Cc:** Tom Schnell  
**Subject:** Makila Kai, response to LUC letter and supplemental water system information  
**Attachments:** PBR-LUC Makila Kai 5-26-17.pdf; Water Systems Diagrams PBR-LUC 05-26-17 with attachment.pdf

Aloha Gary,

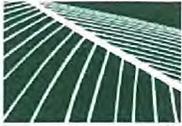
Attached please find two files:

- Makila Kai's response to the LUC's 05-18-17 letter
- Supplemental information regarding the Makila Kai dual water system

Clarita/LUC email address is cc'd on this email. (I believe you mentioned previously that this helps circulate information to the Council.)

Thank you! Please let us know if you have any questions.

Selena



**PBR HAWAII**  
& ASSOCIATES, INC.

May 26, 2017

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MARC SHIMATSU, ASLA  
*Associate*

Mr. Robert Carroll, Chair  
Land Use Committee  
Maui County Council  
200 South High Street, 8<sup>th</sup> Floor  
Wailuku, HI 96793

**SUBJECT: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))**

Dear Councilmember Carroll:

Thank you for your letter dated May 18, 2017 regarding Makila Kai (Committee item number LU-2(1)). As the planning consultant for the applicant, Makila Kai LLC, we are responding to your requests.

**Monthly Expenses**

You requested an outline of anticipated costs for water, refuse collection, septic tank upkeep, roads, and home owner association fees. The table below provides estimates for these homeowner expenses.

Infrastructure	Approximate Monthly Cost	Notes
Water	\$150	Based on current rates for Launiupoko Water Company (LWC) <sup>1</sup> (potable) and Launiupoko Irrigation Company (LIC) <sup>2</sup> (non-potable) and the standard monthly standby charge.
Refuse Collection	\$24	Estimated, based on County rates.
Septic System	\$7	\$7 is pro-rated amount. Pumping is done every 3 to 5 years at a cost of approximately \$350.
HOA Maintenance Fee	\$130	Includes upkeep of common area landscaping and private roads.
<b>Total</b>	<b>\$311</b>	

We look forward to discussing this issue with you further.

Sincerely,  
PBR HAWAII



Tom Schnell, AICP  
Principal

cc: Makila Kai LLC  
County of Maui Department of Housing and Human Concerns

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<sup>1</sup> [http://www.westmauiland.com/water/LWC\\_Rates.htm](http://www.westmauiland.com/water/LWC_Rates.htm)

<sup>2</sup> [http://www.westmauiland.com/water/LIC\\_Rates.htm](http://www.westmauiland.com/water/LIC_Rates.htm)



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Maui County Council  
200 South High Street, 8<sup>th</sup> Floor  
Wailuku, HI 96793

**SUBJECT: SUPPLEMENTAL INFORMATION REGARDING WATER  
SUPPLY SYSTEMS (INDEPENDENT DEVELOPMENT OF  
MAKILA KAI; LAHAINA) LU-2(1))**

Dear Councilmember Carroll:

Please find attached two diagrams which illustrate the water systems that serve the region:

1. Launiupoko Water Company (LWC) Drinking Water System; and
2. Launiupoko Irrigation Company (LIC) Non-Potable Water System.

Makila Kai is prepared to discuss the diagrams with the Council at the May 31, 2017 Land Use Committee meeting.

Sincerely,

PBR HAWAII

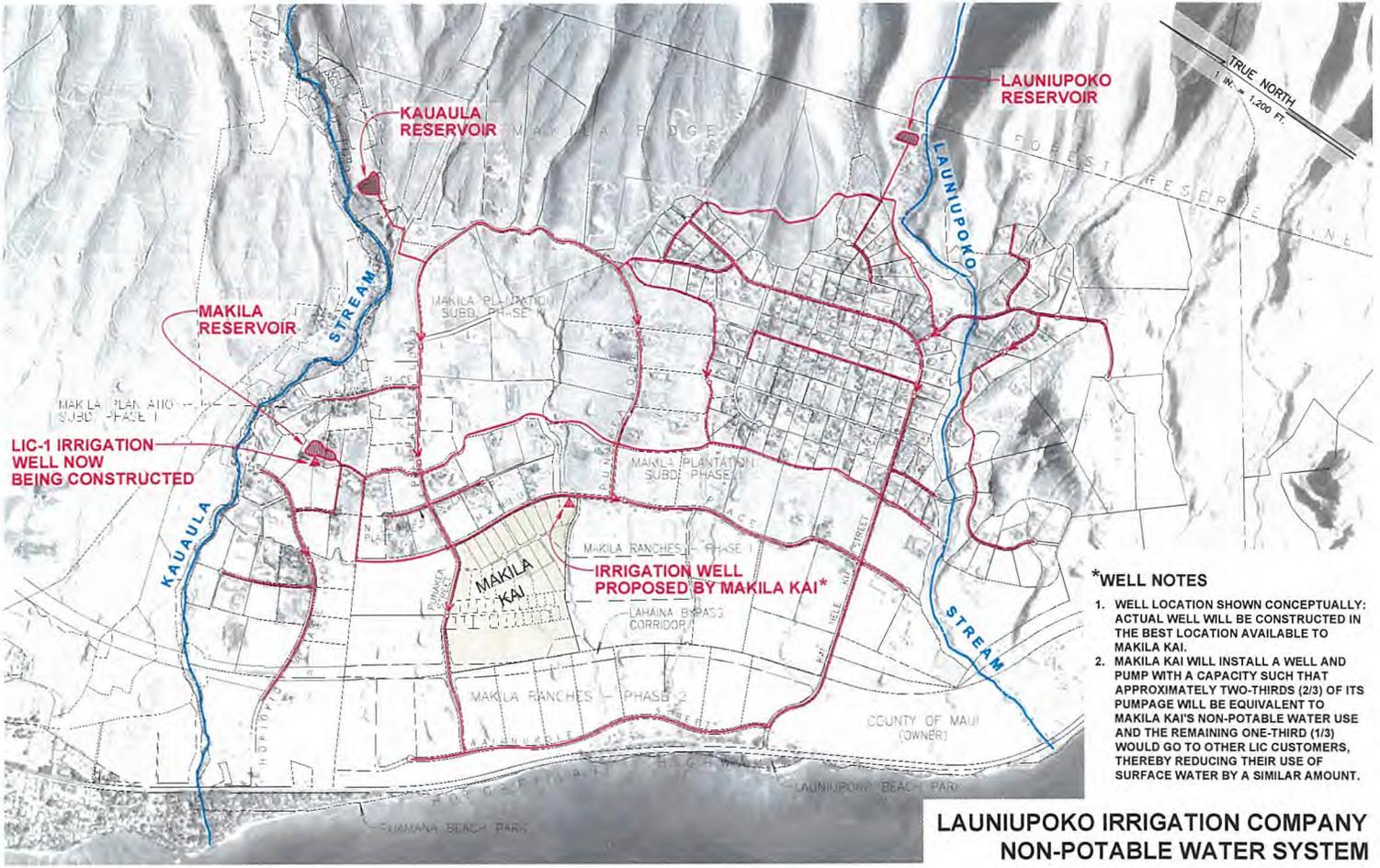
Tom Schnell, AICP  
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cc: Makila Kai LLC  
County of Maui Department of Housing and Human Concerns

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**\*WELL NOTES**

1. WELL LOCATION SHOWN CONCEPTUALLY: ACTUAL WELL WILL BE CONSTRUCTED IN THE BEST LOCATION AVAILABLE TO MAKILA KAI.
2. MAKILA KAI WILL INSTALL A WELL AND PUMP WITH A CAPACITY SUCH THAT APPROXIMATELY TWO-THIRDS (2/3) OF ITS PUMPAGE WILL BE EQUIVALENT TO MAKILA KAI'S NON-POTABLE WATER USE AND THE REMAINING ONE-THIRD (1/3) WOULD GO TO OTHER LIC CUSTOMERS, THEREBY REDUCING THEIR USE OF SURFACE WATER BY A SIMILAR AMOUNT.

**LAUNIUPOKO IRRIGATION COMPANY  
NON-POTABLE WATER SYSTEM**