

## LU Committee

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**From:** Tom Schnell <tschnell@pbrhawaii.com>  
**Sent:** Monday, June 12, 2017 10:52 AM  
**To:** LU Committee  
**Cc:** Gary Saldana; Carla Nakata; Riki Hokama; Carol Reimann; 'buddy.almeida@co.maui.hi.us'; 'Jeffrey Ueoka'; Thomas Welch; Greg Brown  
**Subject:** AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF MAKILA (LU-2(1)) Estimates of Makila Kai Fee Exemptions  
**Attachments:** PBR-LUC Makila Kai Fees 06-12-17.pdf

Dear Councilmember Carroll:

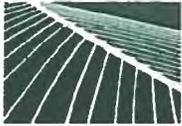
In response to a request from Councilmember Hokama at the Council Land Use Committee (LUC) meeting on June 2, 2017 (Committee Item No. LU-2(1)), attached is a letter and spreadsheet providing the estimated value of the County fee exemptions that Makila Kai LLC is requesting as part of the Makila Kai "201H" resolution.

Please let me know if you have any questions or would like any additional information.

Tom Schnell, AICP  
Principal

### **PBR HAWAII**

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# PBR HAWAII

& ASSOCIATES, INC.

June 12, 2017

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Senior Associate

SCOTT MURAKAMI, ASLA, LEED AP  
Associate

DACHENG DONG, LEED AP  
Associate

MARC SHIMATSU, ASLA  
Associate

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

**SUBJECT: ESTIMATED VALUE OF REQUESTED MAKILA KAI FEE EXEMPTIONS (INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))**

Dear Councilmember Carroll:

In response to a request from Councilmember Hokama at the Council Land Use Committee (LUC) meeting on June 2, 2017 (Committee Item No. LU-2(1)), this letter and attached spreadsheet provides the estimated value of the County fee exemptions that Makila Kai LLC is requesting as part of the Makila Kai "201H" resolution.

**Summary:** As part of the "201H" resolution, Makila Kai LLC is requesting exemptions from certain County fees. Fee exemptions are only requested for the workforce (affordable) homes. The market rate lots (and eventual homes to be constructed) will not be exempt from any County fees. The table below lists the requested fee exemptions, along with the estimated amounts to be exempted:

<b>Building Permit &amp; Inspection Fees</b>	<b>Fee Amount (estimated)</b>
• Driveway Permit and Inspection Fees	\$2,250
• Fire, Electrical, Plumbing, and Building Permit and Inspection Fees	
o Fire Inspection	\$0
o Electrical - Permit and Inspection	\$4,085
o Plumbing - Permit and Inspection	\$1,750
o Building Permit - Permit and Inspection	\$24,750
• Grading - Permit and Inspection	\$369
<b>Community Plan Amendment, Change in Zoning, &amp; District Boundary Amendment Application Fees</b>	
• Change in Zoning Application Fee	\$659
• Community Plan Amendment Application Fee	\$659
• State Land Use District Boundary Amendment Application Fee	\$3,662
<b>TOTAL FEES EXEMPTED</b>	
<b>Per Unit (\$39,674/25)</b>	
	<b>\$39,674</b>
	<b>\$1,587</b>

For greater detail regarding these requested fee exemptions, please see the attached spreadsheet. Note that the fee amounts are based on fees stipulated in the Fiscal Year 2017 Budget, Appendix B, *Revenues – Fees, Rates, Assessments and Taxes*. The amounts may change, pending changes to the fees for Fiscal Year 2018.

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Councilmember Carroll

SUBJECT: ESTIMATED VALUE OF REQUESTED MAKILA KAI FEE EXEMPTIONS (INDEPENDENT DEVELOPMENT OF MAKILA KAI; LAHAINA) (LU-2(1))

June 12, 2017

Page 2 of 2

You may recall, at the June 2 hearing I stated that the estimated exempted fee amount was approximately \$4,000 per unit. This was based on a preliminary estimate that our office had prepared. We have since sharpened our analysis and revised our estimates based on greater knowledge of how to calculate the fees and updated assumptions. The fees estimated in this letter and the attached spreadsheet are thus less than we had originally calculated.

Please let me know if you have any questions or would like any additional information.

Sincerely,  
PBR HAWAII



Tom Schnell, AICP  
Principal

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

## Makila Kai Fee Exemption Value

(fee exemptions only requested for the workforce (affordable) units)

Market Type	Quantity
Workforce (Affordable) Housing Units	25
Market Housing Units	24
Percent Affordable by Unit	51%

### BUILDING PERMIT AND INSPECTION FEES

Exemption Item	Exemption Requested			
B.	12.08	Driveway Permit and Inspection Fees		
		Item	Fee/Quantity	Quantity Fee
		Fee - Residential Driveway	\$90	25 \$2,250
		Inspections outside of normal business hours	\$30	0 \$0
		<b>Total Driveway Permit and Inspection Fees</b>		<b>\$2,250</b>
C.	16	Fire, Electrical, Plumbing, and Building Permit and Inspection Fees		
		<b>Fire - Permit and Inspection</b>		
		Item	Fee/Quantity	Quantity Fee
		Inspections outside of normal business hours	\$48	0 \$0
		Reinspection	\$44	0 \$0
		<b>Total Fees</b>		<b>\$0</b>
		<b>Electrical - Permit and Inspection</b>		
		Item	Fee/Quantity	Quantity Fee
		Base fee	\$20	25 \$500
		(Affordable housing unit fee per square foot, assume 1534 sf)	\$306.80	25 \$7,670
		<b>Subtotal Electrical Fees</b>		<b>\$8,170</b>
16.18B.107.1(d)		(Less 50% of permit fee for workforce housing units as defined in Ch. 2.96, MCC)	\$163	25 (\$4,085)
		<b>Total Fees</b>		<b>\$4,085</b>
		<b>Plumbing - Permit and Inspection</b>		
		Item	Fee/Quantity	Quantity Fee
16.20B		Pre-Permit Consultation/Investigation Fee	\$60	0 \$0
16.20B		Re-Inspection Fee	\$50	0 \$0
16.20B		Inspection Fee for installation not specified in plumbing code	\$30/hr	0 \$0
16.20B		Unscheduled Inspection Fee (outside normal business hours)	(varies)	0 \$0
16.20B		Residential Plumbing Permit Fee (per structure)	\$20	25 \$500
		(Additional fee per fixture defined in Appendix B, assume average 15 per structure)	\$15	375 \$5,625
		<b>Subtotal Plumbing Fees</b>		<b>\$6,125</b>
		(Less 50% of permit fee for workforce housing units as defined in Ch. 2.96, MCC)	\$175.00	25 (\$4,375)
		<b>Total Fees</b>		<b>\$1,750</b>
		<b>Building Permit - Permit and Inspection</b>		
		Item	Fee/Quantity	Quantity Fee
		Estimated Building Permit Fees (whole property)		\$275,000
		(Less 50% of permit fee for an "Affordable Housing Project" as defined in Ch. 2.86, MCC)		(\$137,500)
		Actual Building Permit Fee (whole property)		\$137,500
		<b>Total Fees (Assume workforce (affordable) housing area only)</b>		<b>\$24,750</b>
16.04C.440		Pavement Width		
		Item	Fee/Quantity	Quantity Fee
		(No direct fees or costs associated)	\$0	0 \$0
		<b>Total Fees</b>		<b>\$0</b>
F.	20.08.090	Exemption from Grubbing and Grading Permit and Inspection Fees		
		<b>Grading - Permit and Inspection</b>		
		Cubic Yards (cy)	80,000	
		Fee per 100 cy		
		(up to 500 cy)	\$60	
		(between 501-10,000 cy)	\$25 plus \$300	
		(over 10,001 cy)	\$8 plus \$2675	
		<b>Total Grading Fee (assume workforce (affordable) housing area only)</b>		<b>\$1,490</b>
		<b>Grubbing - Permit and Inspection</b>		
		Acres subject	40	
		Fee		
		(for first acre)	\$100	
		(\$50 for each add'l acre)		
		<b>Total Grubbing Fees (assume workforce (affordable) housing area only)</b>		<b>\$369</b>

**COMMUNITY PLAN AMENDMENT, CHANGE IN ZONING, DISTRICT BOUNDARY AMENDMENT APPLICATION FEES**

Exemption Item	Exemption Requested		
D	18 Exemptions from Title 18, MCC, Subdivisions		
	18 04 030 Change in Zoning Application Fee		
	Valuation	12000000	
	Fee		
	(for first \$1,000,001)	\$2,475	
	(\$11 for each add'l \$5,000)	\$19,800	
	Maximum Fee	\$4,950	
	<i>Exception to Fees - Affordable Housing</i>		
	Number of Affordable Units	25	
	Total Units	49	
	% Affordable, Proposed	51.0%	
	% Affordable, Required	25.0%	
	% Affordable above required	26.0%	
	Discount (26.0%)	-\$1,288.01	
	<b>Total Change in Zoning Fee (Assume workforce (affordable) housing area only)</b>		<b>\$659</b>
	18 16 020 Community Plan Amendment Application Fee		
	Valuation	\$12,000,000	
	Fee		
	(for first \$1,000,001)	\$2,475	
	(\$11 for each add'l \$5,000)	\$19,800	
	Maximum Fee	\$4,950	
	<i>Exception to Fees - Affordable Housing</i>		
	Number of Affordable Units	25	
	Total Units	49	
	% Affordable, Proposed	51.0%	
	% Affordable, Required	25.0%	
	% Affordable above required	26.0%	
	Discount (26.0%)	-\$1,287.00	
	<b>Total Community Plan Amendment Fee (Assume workforce (affordable) housing area only)</b>		<b>\$859</b>
E	19 30A Exemption From County Agricultural District Zoning (to conform with Rural District Zoning)		
	(See fee calculation for Change in Zoning.)		
	19 68 Fee for Certain Exemptions from State Land Use District Boundary Amendment for 14.6 Acres (through Maul County Council)		
	Valuation	\$12,000,000	
	19 68 020 Application/Filing Fee		
	(for first \$1,000,001)	\$2,475	
	(\$11 for each add'l \$5,000)	\$19,800	
	Maximum Fee	\$4,950	
	Number of Affordable Units	25	
	Total Units	49	
	% Affordable, Proposed	51.0%	
	% Affordable, Required	25.0%	
	% Affordable above required	26.0%	
	Discount (26.0%)	-\$1,288.01	
	<b>Total DBA Fee</b>		<b>\$3,662</b>

<b>Total Estimated Project</b>	
<b>Fees Exempted</b>	<b>\$39,674</b>
<b>Per-Unit Fees (Total/25)</b>	<b>\$1,587</b>