

The Planning Department requests the following two conditions be added to the Change in Zoning ordinance (See additional information below and attached Exhibits A & B for more on these conditions).

REQUESTED NEW CONDITIONS:

1. That in order to provide safe continued access to the existing Pali Trail and continued vehicle access to the existing Pali Trail parking lot, the following shall be provided prior to final subdivision approval:
 - a. That a 24 foot wide trail/roadway lot be added between proposed lots No.5 and No.6, and that this lot to be dedicated to the Department of Land and Natural Resources (DLNR).
 - b. That a 10 foot wide trail lot be added along the new roadway lot starting at Honoapiʻilani Highway and ending at the beginning of the above 24 foot wide trail lot. This 10 foot wide trail lot shall be improved with a multiuse path paved with asphalt, concrete, or other material (s) approved by the DLNR, and that this trail lot shall be dedicated to the DLNR.
 - c. That a roadway access easement be dedicated to the DLNR for public vehicle access on the new roadway lot starting at Honoapiʻilani Highway and ending at the beginning of the new 24 foot wide trail lot in order to provide public vehicle access to the existing Pali Trail parking lot. This easement shall remain open to the public 24 hours a day in perpetuity.
 - d. That a pedestrian crosswalk across Honoapiʻilani Highway be added at the Honoapiʻilani Highway / North Kīhei Road intersection.

2. That in order to provide safe bicycle/pedestrian access from the proposed subdivision to the nearby commercial areas, the following shall be provided prior to final subdivision approval:
 - a. That a 10 foot wide bikeway/pedestrian lot be added with an improved paved asphalt multiuse pathway, starting at the end of the roadway lot between Lot No.20 & No.21 and ending at the Honoapiʻilani Highway / Kapoli Street intersection.
 - b. That a pedestrian crosswalk across Honoapiʻilani Highway be added at the Honoapiʻilani Highway/Kapoli Street intersection.

ADDITIONAL INFORMATION FOR THE REQUESTED CONDITION NO.1 (SEE EXHIBIT A):

To the west this parcel the Pali Trail crosses the West Maui Mountains in the direction of Lahaina and to the east of this parcel the Pali Trail continues in the direction of Wailuku Town. The Pali trail also crosses through the subject lot. DLNR currently has legal ownership of the land for the Pali Trail portion crossing through the subject lot (approximate location shown by red line in Exhibit A & B). The DLNR is looking for a win/win solution with the subdivider. Instead of having the Pali Trail cross through the middle of a number of the proposed lots, DLNR prefers the following alternative: a 10 foot wide trail lot (to be improved by the developer with an asphalt paved multiuse pathway or possibly gravel) that goes along the new roadway, a 24 foot wide trail lot (to be improved by DLNR) for a trail and two-way vehicle access between the new road and the existing Pali Trail parking lot, and a roadway easement for public access to drive along the new road to get to the existing Pali Trail parking area. A pedestrian signalized crosswalk across Honoapiʻilani Highway should be provided at the existing Honoapiʻilani Highway and the North Kīhei Road intersection. The above would allow a safe means for the public to continue using a trail footpath through the subject lot and also allow for those looking for a place to park their vehicles to park at the existing parking lot instead of along Honoapiʻilani Highway.

The Planning Department believes the above can be completed without the developer losing any of their proposed number of lots. Lot No.2, No.3, and No.19 might need to be slightly reconfigured with the following possibility: Lot No.2 and No.3 could exchange locations with Lot No.19 (Lot No.2 and No.3 are exactly 15 acres each and Lot No.19 is 34.11 acres). This would result in all the lots still meeting the minimum lot sizes required by code and still result in the creation of the maximum number of lots allowed by code.

RECEIVED AT P6LU MEETING ON 10/2/19
(DEPUTY DIRECTOR JORDAN HART)