

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

June 16, 2017

Committee
Report No. _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Land Use Committee, having met on May 17, 2017, May 31, 2017, and reconvened on June 2, 2017, makes reference to County Communication 17-12, from Council Chair Mike White, relating to requests for Council approval of affordable housing projects pursuant to Chapter 201H, Hawaii Revised Statutes ("HRS").

By correspondence dated May 8, 2017, the Director of Housing and Human Concerns transmitted the following:

1. An application for the development of the proposed Makila Kai Project in Lahaina, Maui, Hawaii, pursuant to Section 201H-38, HRS. The proposed project would provide 25 residential workforce housing units on lots of approximately one-half acre in size for individuals and families with annual incomes from 80 percent to 140 percent of Maui's median income, and 24 market-rate agricultural lots ranging from approximately 1.5 acres to slightly less than 2 acres in size, on approximately 79.5 acres of land owned by Makila Kai LLC, identified for real property tax purposes as tax map keys (2) 4-7-013:003, 004, and 005, in the area of Launiupoko in West Maui, mauka of the Honoapiilani Highway and the Lahaina Bypass Highway corridor.
2. A proposed resolution entitled "APPROVING THE INDEPENDENT DEVELOPMENT OF MAKILA KAI PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to approve the proposed project with various exemptions from certain requirements contained in the Maui County Code and HRS relating to planning, zoning, construction standards for subdivisions,

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

Page 2

Committee
Report No. _____

the development and improvement of land, and the construction of dwelling units.

3. A proposed resolution entitled "APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF MAKILA KAI PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to approve the proposed project with the modifications in Exhibit "B" and various exemptions from certain requirements contained in the Maui County Code and HRS relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
4. A proposed resolution entitled "DISAPPROVING THE INDEPENDENT DEVELOPMENT OF MAKILA KAI PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES." The purpose of the proposed resolution is to disapprove the proposed project.

Pursuant to Section 201H-38, HRS, the Council shall approve, approve with modifications, or disapprove affordable housing projects by resolution within 45 days after the preliminary plans and specifications for the project have been submitted to the Council, or the project shall be deemed approved. The Council has until June 22, 2017, to act on the application, or it will be deemed approved as submitted.

At the request of the Chair of your Committee, the Department of the Corporation Counsel transmitted revised proposed resolutions to approve and approve with modifications the project, approved as to form and legality, incorporating an exhibit that had been omitted from the original correspondence.

Your Committee notes the State Land Use District classification, West Maui Community Plan designation, and County zoning district for the property are all "Agricultural" or "Agriculture." The property is within the Rural Growth Boundary in the Maui Island Plan.

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

Page 3

Committee
Report No. _____

Your Committee notes the proposed bill requesting a State Land Use District Boundary Amendment was transmitted separately by County Communication 17-218, from the Director of Housing and Human Concerns. Makila Kai LLC ("Developer") did not request an exemption, under Section 201H-38, HRS, from the requirement that the State Land Use District Boundary be amended from the Agricultural District to the Rural District. However, the Developer did seek certain exemptions from the application and procedural requirements of the proposed District Boundary Amendment.

In response to an inquiry from your Committee, representatives from the State Department of Land and Natural Resources, Division of Water Resource Management, stated potable groundwater sources are available for the project. They said the Launiupoko Aquifer has a sustainable yield of 7 million gallons per day. With the addition of the proposed project, the overall demand, including existing users, on the Launiupoko Aquifer is expected to be less than 13 percent. The representatives clarified the State Commission on Water Resource Management will typically designate an aquifer a groundwater management area when water usage has reached 90 percent of the sustainable yield. Since projected usage is less than 13 percent, designation is not necessary. Water for the project will be provided by the Launiupoko Water Company from 3 wells with a combined capacity of 1.584 million gallons per day and an average daily usage of 0.216 million gallons per day, or 13.6 percent of capacity.

The Water Resource Management representatives also said the Na Wai Eha decision relating to stream flows within Iao Valley does not apply to Kaua`ula Valley and Launiupoko streams because the Division views the sources as separate.

The Developer is proposing to drill an additional well for non-potable irrigation use. The Developer's water engineer advised your Committee the excess water drawn from the proposed well will not be combined with water from streams in the area. Additional water pumped from the well that is not utilized for irrigation will be diverted to a storage tank. He said the proposed non-potable well will be dedicated to the Launiupoko

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

Page 4

Committee
Report No. _____

Irrigation Company. He further said that if the well was to be maintained by the Developer, maintenance costs would be shared by the residents of the project. He also said if the project used potable water for both consumption and irrigation, it would require 170,000 gallons per day; by using non-potable water for irrigation, potable water demand is reduced to approximately 98,000 gallons per day.

Your Committee received testimony from area residents who noted the following concerns:

1. Currently, the traffic slows at the intersection of Honoapiilani Highway and Kai Hele Ku Street. Testifiers noted further development of the area may create more gridlock at the intersection.
2. Water for individuals and families who have resided in the Kaua`ula Valley for generations has been diverted from the streams, impacting their ability to consume fresh water and farm.
3. Additional development in the area is anticipated and residents believe the impact of future development should be considered as a whole instead of as separate, independent projects.
4. The anticipated 49 individual wastewater systems for the residential workforce housing units and market-rate lots may have potential impacts on the shoreline, water quality, and coastal reef systems.
5. Proposed residential workforce housing units should be maintained as affordable beyond the ten years required by Chapter 201H, HRS.
6. Because of wildfires that occurred in recent years, evacuation routes need to be enhanced.

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

Page 5

Committee
Report No. _____

The Planning Director noted that, absent changes in land use entitlements or exemptions, the maximum number of dwellings allowed under current zoning on the three parcels is six.

Your Committee reviewed the proposed exemptions for the project and revised the fee exemptions to apply only to the 25 residential workforce housing units. The Developer's planning consultant indicated the total amount of fees to be saved as a result of the exemptions is estimated at approximately \$4,000 per residential workforce housing unit.

The Developer also requested exemptions from proposed West Maui traffic impact fees; however, your Committee noted no traffic impact fees have been established for West Maui. Accordingly, your Committee revised the exemption to state that if such fees were adopted prior to building permit issuance, the residential workforce housing units will be exempted from those fees.

Your Committee also removed from the proposed exemptions a statement that the Council is the decision-making authority for the proposed State Land Use District Boundary Amendment. Your Committee noted that identifying the Council as the authority for a State Land Use District Boundary Amendment is not needed in the list of exemptions.

Your Committee deleted exemptions from Title 18, MCC, Subdivisions, relating to bicycle and pedestrian improvements. The Deputy Director of Public Works advised your Committee the "Complete Streets" policy has yet to be formally adopted and recommended the exemption be deleted.

Your Committee also deleted an exemption from Section 18.16.120, MCC, Half Streets, noting that because the streets will remain private this provision did not apply to the project.

The Deputy Director of Environmental Management advised your Committee the Department does not collect refuse on private streets, so there will be no disposal collection fees charged to the project. Your

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

Page 6

Committee
Report No. _____

Committee, therefore, deleted the exemption to Chapter 8.04, MCC, relating to Refuse Collection and Landfills.

Your Committee supported the modifications listed in Exhibit “B” to the proposed resolution approving the project with modifications. The modifications include, but are not limited to: timing requirements for start and completion of construction for the residential workforce housing units; a requirement that affordable units be developed before or concurrently with market-rate lots; building height limitations; development of a non-potable water source for irrigation; deed restrictions relating to use and maintenance of the 49 lots and an initial marketing period for “first-time home buyers” for the market-rate lots; allowing the construction of accessory dwellings; applying Rural District development and roadway standards; and requiring installation of traffic-calming measures.

Your Committee voted 5-3 to recommend adoption of the revised proposed resolution approving the project with modifications and filing of the two remaining resolutions. Committee Chair Carroll, Vice-Chair Hokama, and members Guzman, Sugimura, and White voted “aye.” Committee members Atay, Cochran, and King voted “no.” Committee member Crivello was excused.

Your Committee is in receipt of further revised proposed resolutions approving the project and approving the project with modifications, approved as to form and legality by the Department of the Corporation Counsel, incorporating your Committee’s recommended revisions and nonsubstantive revisions.

Your Land Use Committee RECOMMENDS the following:

1. That Resolution_____, attached hereto, entitled “APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF MAKILA KAI, PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES,” be ADOPTED;
2. That the proposed resolution, attached hereto, entitled “APPROVING THE INDEPENDENT DEVELOPMENT OF

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

Page 7

Committee
Report No. _____

MAKILA KAI, PURSUANT TO SECTION 201H-38, HAWAII
REVISED STATUTES," be FILED; and

3. That the proposed resolution, attached hereto, entitled
"DISAPPROVING THE INDEPENDENT DEVELOPMENT OF
MAKILA KAI, PURSUANT TO SECTION 201H-38, HAWAII
REVISED STATUTES," be FILED.

COUNCIL OF THE COUNTY OF MAUI
LAND USE COMMITTEE

Page 8

Committee
Report No. _____

This report is submitted in accordance with Rule 8 of the Rules of the Council.



ROBERT CARROLL, Chair

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Resolution

No. _____

APPROVING WITH MODIFICATIONS THE INDEPENDENT DEVELOPMENT OF MAKILA KAI, PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES

WHEREAS, Makila Kai LLC, a Hawaii Limited Liability Company, proposes the development of Makila Kai (the "Project") for qualified residents on approximately 79.5 acres located mauka of Honoapiilani Highway, Lahaina, Maui, Hawaii, on those parcels identified for real property tax purposes as tax map keys (2) 4-7-013:003, 004, and 005; and

WHEREAS, the Project will have a total of 25 residential workforce housing units and 24 market-rate agricultural lots; and

WHEREAS, the Project will provide needed residential workforce housing units to meet the current and growing demand for housing; and

WHEREAS, the Project will provide needed affordable housing to meet the current and growing demand for affordable housing; and

WHEREAS, on May 8, 2017, the Department of Housing and Human Concerns submitted the preliminary plans and specifications and accompanying application to the Council of the County of Maui ("Council"), recommending approval of the Project pursuant to Chapter 201H, Hawaii Revised Statutes ("HRS"); and

WHEREAS, the Project is being independently developed pursuant to Section 201H-41, HRS; and

WHEREAS, pursuant to Section 201H-38, HRS, the Council may approve certain exemptions for the Project, and the exemption list is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove the Project by resolution within forty-five (45) days after the Department of Housing and Human Concerns has submitted the preliminary plans and specifications for the Project to the Council, which submittal occurred on May 8, 2017; and

WHEREAS, pursuant to Section 4-1 of the Revised Charter of the County of Maui (1983), as amended, the Council is authorized to act by resolution; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

Resolution No. _____

1. That based upon the transmittals and the representations of the Department of Housing and Human Concerns and Makila Kai LLC, the Council approves the Project with the modifications specified in Exhibit "B," attached hereto and made a part hereof, including the Project's preliminary plans and specifications, as submitted to the Council on May 8, 2017, pursuant to Section 201H-38, HRS; provided that Makila Kai LLC, shall comply with all statutes, ordinances, charter provisions, and rules of governmental agencies relating to planning, zoning and construction standards for subdivisions, development and improvement of land, and the construction of units thereon, except for the exemptions specified in Exhibit "A," attached hereto and made a part hereof;


2. That the final plans and specifications for the Project shall be deemed approved by the Council if the final plans and specifications do not substantially deviate, as determined by the Director of Housing and Human Concerns, from the preliminary plans and specifications approved by the Council;

3. That any substantial deviation from the preliminary plans and specifications shall be submitted to the Council for prior approval;

4. That the final plans and specifications shall constitute the zoning, building, construction, and subdivision standards for the Project; and

5. That certified copies of this resolution be transmitted to the Director of Public Works, the Planning Director, the Director of Housing and Human Concerns, and Makila Kai LLC.

APPROVED AS TO FORM
AND LEGALITY:



JEFFREY UEOKA
Deputy Corporation Counsel
County of Maui

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MAKILA KAI AFFORDABLE HOUSING PROJECT – EXEMPTIONS
PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES

A. Exemption from Title 2, Maui County Code (“MCC”), Administration and Personnel

1. An exemption from Chapter 2.80B, MCC, General Plan and Community Plans, shall be granted to permit the Makila Kai Affordable Housing Project (“Project”) to proceed without obtaining an amendment to the West Maui Community Plan and Land Use Map.

B. Exemption from Title 12, MCC, Streets, Sidewalks, and Public Places

1. An exemption from Chapter 12.08, MCC, Driveways, shall be granted to exempt the Project from driveway permit and inspection fees applicable to the 25 residential workforce housing units.

C. Exemption from Chapter 14.62, MCC, Impact Fees for Traffic and Roadway Improvements in West Maui, Hawaii

1. An exemption from Chapter 14.62, MCC, Traffic and Roadway Improvements in West Maui, Hawaii, shall be granted to exempt the Project’s 25 residential workforce housing units from traffic impact fees, should such fees be adopted prior to the issuance of building permits for the Project.

D. Exemptions from Title 16, MCC, Buildings and Construction

1. Exemptions from MCC Chapters 16.04C, Fire Code; 16.18B, Electrical Code; 16.20B, Plumbing Code; and 16.26B, Building Code, as they relate to permit fees and inspection fees only, shall be granted to exempt the 25 residential workforce housing units from fire, electrical, plumbing, and building permit fees and inspection fees.
2. An exemption from Section 16.04C.440, MCC, relating to access roads for subdivisions, shall be granted to exempt the 32-foot pavement-width requirement on Road “A” and Road “B,” provided the following measures are implemented:
 - House lots accessed from Roads “A” and “B” will be greater than 20,000 square feet in area;
 - Subdivision design will prohibit parking on the street pavement at all times using appropriate regulatory signs; and
 - The Homeowners’ Association will have the responsibility, means, and authority to enforce this parking restriction.

EXHIBIT “A”

E. Exemptions from Title 18, MCC, Subdivisions

1. Exemptions from Section 18.04.030, MCC, Administration, and Section 18.16.020, MCC, Compliance, shall be granted to exempt the Project from obtaining a change in zoning and community plan amendment.
2. An exemption from Section 18.16.050, MCC, Minimum Right-Of-Way and Pavement Widths, shall be granted to exempt the Project from widening the Punakea Loop pavement.
3. Exemptions from Section 18.16.130, MCC, Cul-de-sacs, shall be granted to allow the Road "B" cul-de-sac to exceed 550 feet in length and serve more than 20 lots; provided, that a truck turnaround and fire lane will be constructed to ensure that emergency access is not compromised by these exemptions.
4. An exemption from Section 18.16.220, Lots—Size and Shape, shall be granted to allow lot sizes, widths, shapes, and orientation, and minimum building setback lines within the Project that are not in conformance with the provisions of Title 19, Chapter 19.30A, MCC, Agricultural District.
5. An exemption from Section 18.16.230, Lots—Minimum Sizes, shall be granted to allow lot sizes within the Project that are not in conformance with the provisions of Title 19, Chapter 19.30A, MCC, Agricultural District.
6. An exemption from Section 18.16.320, MCC, Parks and Playgrounds, shall be granted to exempt the Project from park dedication requirements; provided, that the Project will include a neighborhood park of approximately 1.3 acres and a 500-foot-wide open space "greenbelt" of approximately 20 acres, between the Lahaina Bypass Highway and the closest rural residential property line, as depicted in Exhibit "A-1," attached hereto and incorporated herein by reference.

F. Exemptions from Title 19, MCC, Zoning; and Section 8-8.4, Revised Charter of the County of Maui (1983), as amended

1. An exemption from Chapter 19.30A, MCC, Agricultural District, shall be granted to permit the development and use of the subject parcels for single-family residential purposes.
2. The Project shall be exempt from all development design standards set forth in Chapter 19.30A, MCC.
3. An exemption from Chapter 19.30A, MCC, shall be granted to allow the subdivision of the property in the plat configuration shown in the Project site plan. The Project will be in conformance with the Rural District standards set forth under Section 19.29.020, MCC.
4. An exemption from Section 19.68.020, MCC, Applications, and Section 19.68.030, MCC, Procedures; and Section 8-8.4, Revised Charter of the County of Maui (1983), as amended, shall be granted to exempt the Project from: 1) the need to file an application for a reclassification of State Land Use District boundaries for the approximately 14.6 acres of the Property containing the half-acre residential workforce housing lots; and 2) the

EXHIBIT "A"

procedures associated with such application, including the requirement for the Maui Planning Commission to conduct a public hearing on the requested reclassification.

G. Exemption from Title 20, MCC, Environmental Protection

1. An exemption from Section 20.08.090, MCC, Grubbing and Grading Permit Fees, shall be granted to exempt the development of the 14.594-acre portion of the Project containing the 25 residential workforce housing units from grubbing and grading permit fees.

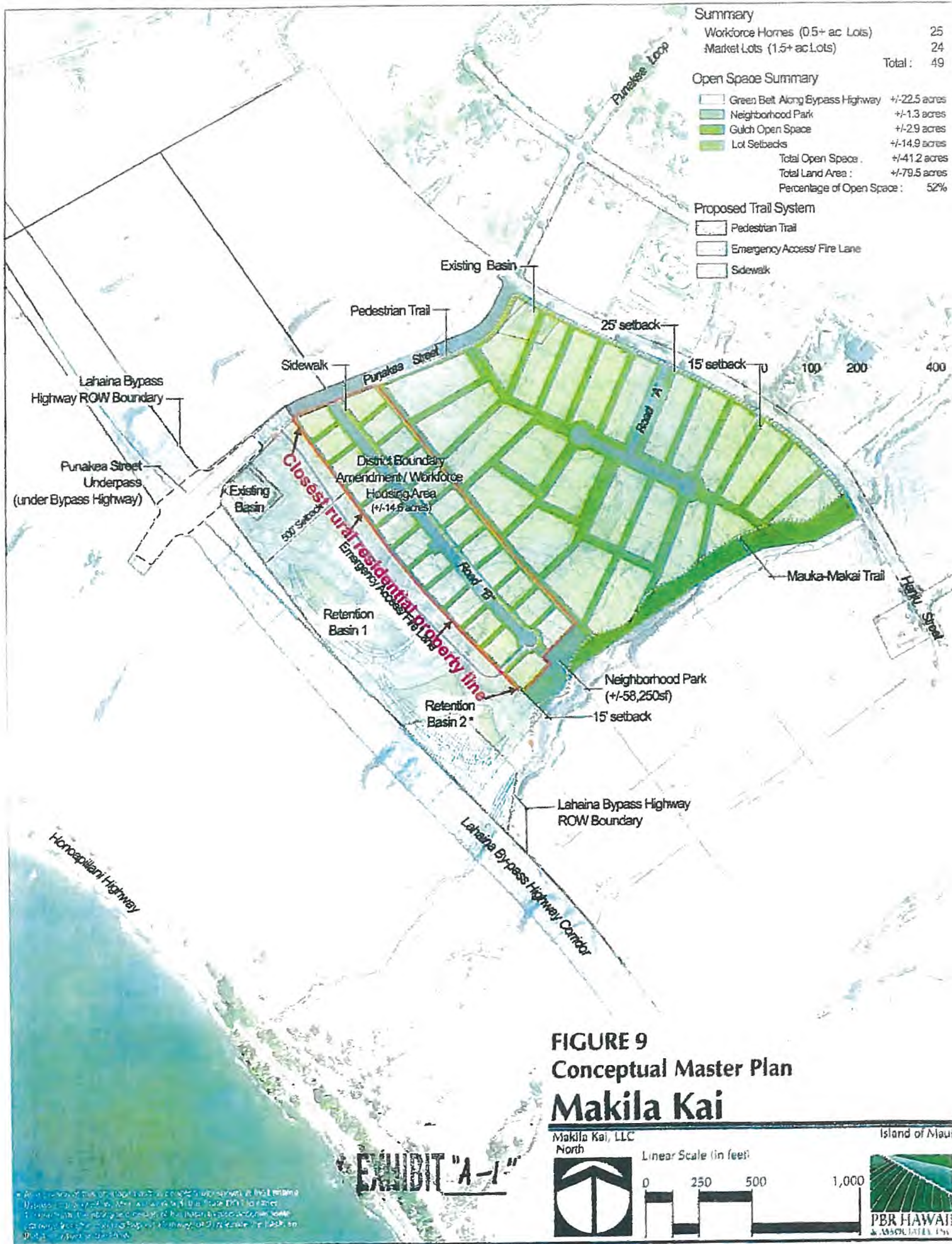


EXHIBIT "B"

Modifications

1. The Makila Kai Affordable Housing Project ("Project") approved by this resolution and the exemptions set forth in Exhibit "A" shall all lapse and become void if:
 - a. By the end of 180 days from the effective date of this resolution, Makila Kai LLC has failed to receive the Maui County Council's approval of a State Land Use District Boundary Amendment from Agricultural District to Rural District, for the approximately 14.594 acres of land for the 25 residential workforce housing units, as depicted in the Application; or
 - b. Construction of the Project has not started within two years of the adoption of this resolution. Start of construction shall mean the visible start of grading, pursuant to a valid grading permit as needed for the development of the 14.594 acres containing the 25 residential workforce housing units.
2. The Developer shall act in good faith and with its reasonable best efforts to complete construction of all 25 residential workforce housing units on the 14.594 acres, with all related roads and infrastructure, not later than five years from the effective date of this resolution.
3. The height of all buildings, including but not limited to the 25 residential workforce housing units and all homes to be constructed on lots sold at market prices, shall be limited to one story.
4. The Developer shall develop all workforce housing units before or concurrently with the development of homes on the 24 market-rate lots.
5. The Developer shall develop a well for non-potable water for irrigation with a yield sufficient to meet the non-potable water demand of all 49 lots. Market-rate lots shall absorb the costs of the non-potable water system. Said yield shall serve the project either directly or by dedication to Launiupoko Irrigation Co. in order to alleviate any project impact in Kauaula Stream flows. The County of Maui shall have the right to deny the issuance of building permits for homes on the market-rate lots if and as long as the Developer is in breach of this modification.
6. The Developer shall record in the Bureau of Conveyances of the State of Hawaii restrictions permanently providing for the following:

- a. The residential workforce housing units shall by deed restriction be owner occupied for a period of 30 years. The Developer shall not sell the units at market rate.
 - b. Condominium conversion or further subdivision of any of the 49 lots in the Project is prohibited.
 - c. Use or operation of any dwelling on the 49 lots for transient or short-term rentals, including any rental for a term of less than 180 days, is prohibited.
 - d. Each individual wastewater system shall be constructed and operated strictly in accordance with all applicable laws and regulations, including Section 11-62-31.1 of the Hawaii Administrative Rules, governing general requirements for individual wastewater systems.
 - e. Each individual wastewater system shall be pumped every three to five years and properly maintained.
 - f. The maintenance schedule for each individual wastewater system shall be managed and enforceable by the homeowners' association established for the 49 lots. Fines shall be collected by the homeowners' association if the maintenance schedule for individual wastewater systems is not followed by homeowners of residential workforce housing or market-rate units.
 - g. For an initial marketing period of 120 days, market-rate lots shall be offered to first-time home buyers only, as defined by the criteria set forth in Section 2.96.090(B)(5), MCC, which provides that, for a period of three years before the submittal of the ownership application, an applicant shall not have had an interest of fifty percent or more in real property in fee or leasehold in the United States, where the unit or land is deemed suitable for dwelling purposes, unless the applicant is selling an affordable unit and purchasing a different affordable unit that is more appropriate for the applicant's family size.
7. The construction of accessory dwellings shall not be prohibited by any restrictive covenant. Accessory dwellings shall comply with all applicable laws. However, only one wastewater disposal system shall be permitted on each of the 49 lots.
8. The Project shall comply with all applicable requirements of Chapter 2.96, MCC, and Chapter 201H, HRS.

9. The Project shall be developed in strict compliance with the representations made to the Maui County Council in obtaining approval of this Resolution, including the following:
 - a. The Project will be developed in conformance with the Rural District standards (RU-0.5) set forth under Section 19.29.020 MCC.
 - b. Internal Project roadways will be constructed to the Rural street standards as specified under Section 18.16.050, MCC.
 - c. The Developer shall implement and install traffic-calming measures on Road "B," as identified in Figure 9, Makila Kai Final Application for Workforce Housing Community.
 - d. The 49 lots shall be limited to residential and agricultural uses.

Resolution

No. _____

APPROVING THE INDEPENDENT DEVELOPMENT OF MAKILA KAI, PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES

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WHEREAS, the Project will have a total of 25 residential workforce housing units and 24 market-rate agricultural lots; and

WHEREAS, the Project will provide needed residential workforce housing units to meet the current and growing demand for housing; and

WHEREAS, the Project will provide needed affordable housing to meet the current and growing demand for affordable housing; and

WHEREAS, on May 8, 2017, the Department of Housing and Human Concerns submitted the preliminary plans and specifications and accompanying application to the Council of the County of Maui ("Council"), recommending approval of the Project pursuant to Chapter 201H, Hawaii Revised Statutes ("HRS"); and

WHEREAS, the Project is being independently developed pursuant to Section 201H-41, HRS; and

WHEREAS, pursuant to Section 201H-38, HRS, the Council may approve certain exemptions for the Project, and the exemption list is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove the Project by resolution within forty-five (45) days after the Department of Housing and Human Concerns has submitted the preliminary plans and specifications for the Project to the Council, which submittal occurred on May 8, 2017; and

WHEREAS, pursuant to Section 4-1 of the Revised Charter of the County of Maui (1983), as amended, the Council is authorized to act by resolution; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That based upon the transmittals and the representations of the Department of Housing and Human Concerns and Makila Kai LLC, the Council

Resolution No. _____

approves the Project, including the Project's preliminary plans and specifications, as submitted to the Council on May 8, 2017, pursuant to Section 201H-38, HRS; provided that Makila Kai LLC, shall comply with all statutes, ordinances, charter provisions, and rules of governmental agencies relating to planning, zoning and construction standards for subdivisions, development and improvement of land, and the construction of units thereon, except for the exemptions specified in Exhibit "A," attached hereto and made a part hereof;

2. That the final plans and specifications for the Project shall be deemed approved by the Council if the final plans and specifications do not substantially deviate, as determined by the Director of Housing and Human Concerns, from the preliminary plans and specifications submitted to the Council;

3. That any substantial deviation from the preliminary plans and specifications shall be submitted to the Council for prior approval;

4. That the final plans and specifications shall constitute the zoning, building, construction, and subdivision standards for the Project; and

5. That certified copies of this resolution be transmitted to the Director of Public Works, the Planning Director, the Director of Housing and Human Concerns, and Makila Kai LLC.

APPROVED AS TO FORM
AND LEGALITY:



JEFFREY UEOKA
Deputy Corporation Counsel
County of Maui

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MAKILA KAI AFFORDABLE HOUSING PROJECT – EXEMPTIONS
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A. Exemption from Title 2, Maui County Code (“MCC”), Administration and Personnel

1. An exemption from Chapter 2.80B, MCC, General Plan and Community Plans, shall be granted to permit the Makila Kai Affordable Housing Project (“Project”) to proceed without obtaining an amendment to the West Maui Community Plan and Land Use Map.

B. Exemption from Title 12, MCC, Streets, Sidewalks, and Public Places

1. An exemption from Chapter 12.08, MCC, Driveways, shall be granted to exempt the Project from driveway permit and inspection fees applicable to the 25 residential workforce housing units.

C. Exemption from Chapter 14.62, MCC, Impact Fees for Traffic and Roadway Improvements in West Maui, Hawaii

1. An exemption from Chapter 14.62, MCC, Traffic and Roadway Improvements in West Maui, Hawaii, shall be granted to exempt the Project’s 25 residential workforce housing units from traffic impact fees, should such fees be adopted prior to the issuance of building permits for the Project.

D. Exemptions from Title 16, MCC, Buildings and Construction

1. Exemptions from MCC Chapters 16.04C, Fire Code; 16.18B, Electrical Code; 16.20B, Plumbing Code; and 16.26B, Building Code, as they relate to permit fees and inspection fees only, shall be granted to exempt the 25 residential workforce housing units from fire, electrical, plumbing, and building permit fees and inspection fees.
2. An exemption from Section 16.04C.440, MCC, relating to access roads for subdivisions, shall be granted to exempt the 32-foot pavement-width requirement on Road “A” and Road “B,” provided the following measures are implemented:
 - House lots accessed from Roads “A” and “B” will be greater than 20,000 square feet in area;
 - Subdivision design will prohibit parking on the street pavement at all times using appropriate regulatory signs; and
 - The Homeowners’ Association will have the responsibility, means, and authority to enforce this parking restriction.

EXHIBIT “A”

E. Exemptions from Title 18, MCC, Subdivisions

1. Exemptions from Section 18.04.030, MCC, Administration, and Section 18.16.020, MCC, Compliance, shall be granted to exempt the Project from obtaining a change in zoning and community plan amendment.
2. An exemption from Section 18.16.050, MCC, Minimum Right-Of-Way and Pavement Widths, shall be granted to exempt the Project from widening the Punakea Loop pavement.
3. Exemptions from Section 18.16.130, MCC, Cul-de-sacs, shall be granted to allow the Road "B" cul-de-sac to exceed 550 feet in length and serve more than 20 lots; provided, that a truck turnaround and fire lane will be constructed to ensure that emergency access is not compromised by these exemptions.
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5. An exemption from Section 18.16.230, Lots—Minimum Sizes, shall be granted to allow lot sizes within the Project that are not in conformance with the provisions of Title 19, Chapter 19.30A, MCC, Agricultural District.
6. An exemption from Section 18.16.320, MCC, Parks and Playgrounds, shall be granted to exempt the Project from park dedication requirements; provided, that the Project will include a neighborhood park of approximately 1.3 acres and a 500-foot-wide open space "greenbelt" of approximately 20 acres, between the Lahaina Bypass Highway and the closest rural residential property line, as depicted in Exhibit "A-1," attached hereto and incorporated herein by reference.

F. Exemptions from Title 19, MCC, Zoning; and Section 8-8.4, Revised Charter of the County of Maui (1983), as amended

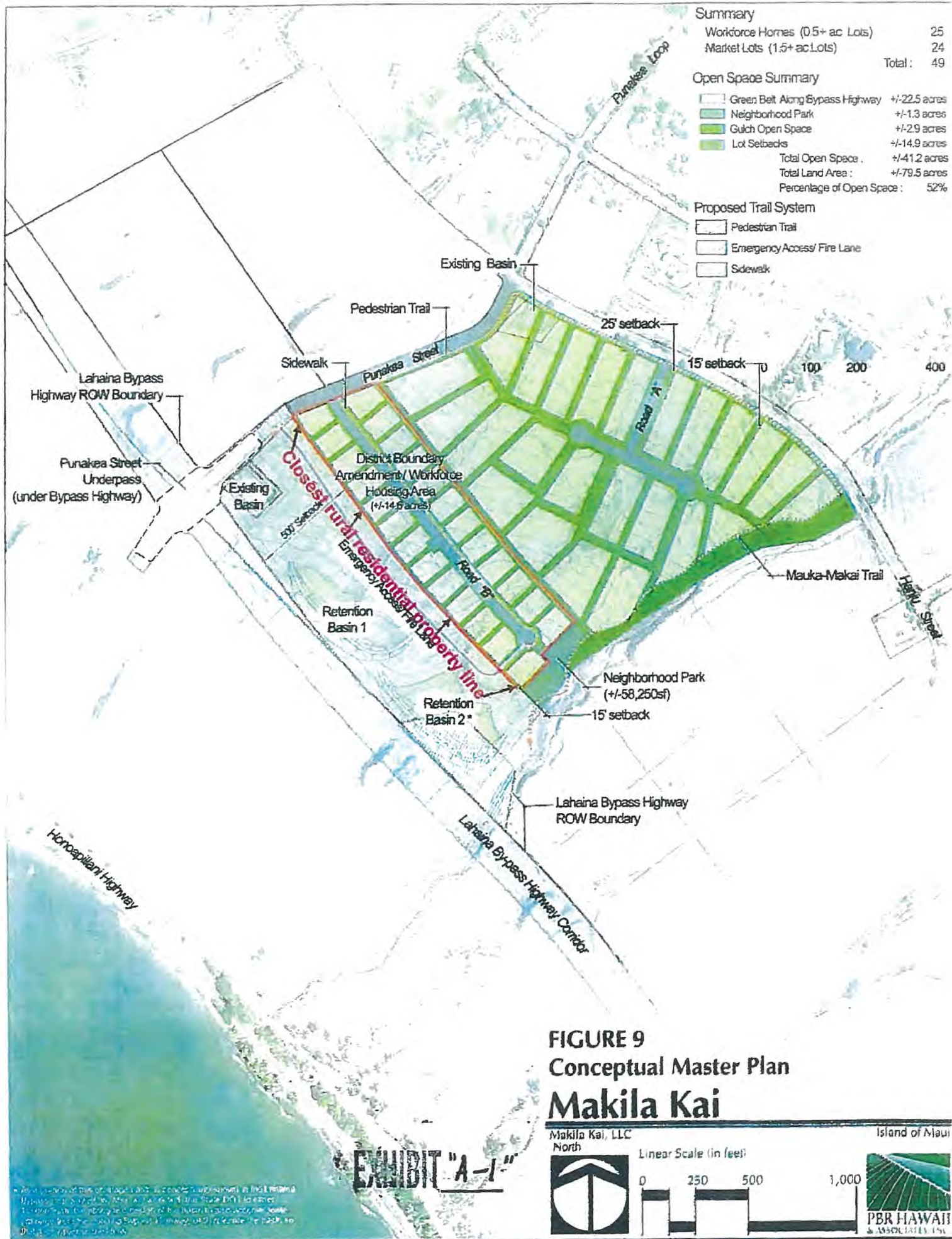
1. An exemption from Chapter 19.30A, MCC, Agricultural District, shall be granted to permit the development and use of the subject parcels for single-family residential purposes.
2. The Project shall be exempt from all development design standards set forth in Chapter 19.30A, MCC.
3. An exemption from Chapter 19.30A, MCC, shall be granted to allow the subdivision of the property in the plat configuration shown in the Project site plan. The Project will be in conformance with the Rural District standards set forth under Section 19.29.020, MCC.
4. An exemption from Section 19.68.020, MCC, Applications, and Section 19.68.030, MCC, Procedures; and Section 8-8.4, Revised Charter of the County of Maui (1983), as amended, shall be granted to exempt the Project from: 1) the need to file an application for a reclassification of State Land Use District boundaries for the approximately 14.6 acres of the Property containing the half-acre residential workforce housing lots; and 2) the

EXHIBIT "A"

procedures associated with such application, including the requirement for the Maui Planning Commission to conduct a public hearing on the requested reclassification.

G. Exemption from Title 20, MCC, Environmental Protection

1. An exemption from Section 20.08.090, MCC, Grubbing and Grading Permit Fees, shall be granted to exempt the development of the 14.594-acre portion of the Project containing the 25 residential workforce housing units from grubbing and grading permit fees.



Resolution

No. _____

DISAPPROVING THE INDEPENDENT DEVELOPMENT OF MAKILA KAI PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES

WHEREAS, Makila Kai LLC, a Hawaii Limited Liability Company, proposes the development of Makila Kai (the "Project") for qualified residents on approximately 79.5 acres located mauka of Honoapiilani Highway, on those parcels identified for real property tax purposes as Tax Map Key Nos. (2) 4-7-013: 003, 004, and 005; and

WHEREAS, the proposed Project will have a total of twenty-five (25) residential workforce housing units and twenty-four market rate agricultural lots; and

WHEREAS, the Project will provide needed residential workforce housing units to meet the current and growing demand for housing; and

WHEREAS, on May 8, 2017, the Department of Housing and Human Concerns submitted the preliminary plans and specifications and accompanying application to the Council of the County of Maui ("Council") recommending approval of the Project pursuant to Chapter 201H, Hawaii Revised Statutes ("HRS"); and

WHEREAS, the Project is being independently developed pursuant to Section 201H-41, HRS; and

WHEREAS, pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove the Project by resolution within forty-five (45) days after the Department of Housing and Human Concerns has submitted the preliminary plans and specifications for the Project to the Council, which submittal occurred on May 8, 2017; and


WHEREAS, pursuant to Section 4-1 of the Revised Charter of the County of Maui (1983), as amended, the Council is authorized to act by resolution; now, therefore,

Resolution No. _____

BE IT RESOLVED by the Council of the County of Maui:

1. That the Council disapproves the Project submitted to the Council on May 8, 2017, pursuant to Section 201H-38, HRS; and
2. That certified copies of this resolution be transmitted to the Director of Public Works, the Planning Director, the Director of Housing and Human Concerns, and Makila Kai LLC.

APPROVED AS TO FORM
AND LEGALITY:



JEFFREY UEOKA
Deputy Corporation Counsel
County of Maui

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