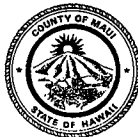


Council Chair
Mike White

Vice-Chair
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Presiding Officer Pro Tempore
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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

December 4, 2017

Mr. David R. Spee
Paia 2020, LLC
P.O. Box 790478
Paia, Hawaii 96779

Dear Mr. Spee:

**SUBJECT: DISTRICT BOUNDARY AMENDMENT, COMMUNITY
PLAN AMENDMENT, AND CHANGE IN ZONING FOR
THE PROPOSED PAIA COURTYARD PROJECT AT
120 BALDWIN AVENUE (PAIA) (LU-13)**

At its meeting of November 29, 2017, the Maui County Council's Land Use Committee suggested your consideration of the following:

1. Collaboration with the Paia community to try to ameliorate concerns expressed at the meeting and through testimony, including comments relating to the fifth new condition proposed by the Department of Public Works (attached) regarding access from the Paia Bypass Road.
2. Inviting a mediator, possibly a contact from Maui Mediation Services, to facilitate constructive conversation during the community meeting.

Please respond with a written update when you are ready for further Land Use Committee consideration of the Paia Courtyard Project.

To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Mr. David R. Spee
December 4, 2017
Page 2

Should you have any questions, please contact me or the Committee staff (Carla Nakata at 270-7659, Alec Wagner at 270-7662, or Clarita Balala at 270-7668).

Sincerely,

A handwritten signature in black ink that reads "Robert Carroll". The signature is fluid and cursive, with the first name "Robert" and last name "Carroll" clearly distinguishable.

ROBERT CARROLL, Chair
Land Use Committee

lu:ltr:013a01:ajw/cmn

Attachment

cc: Henry Spencer
William Spence, Planning Director
Rowena Dagdag-Andaya, Deputy Director of Public Works

**Paia Courtyard
Proposed Conditions of Zoning**

Department of Public Works
November 29, 2017

- That Paia 2020, LLC and the David R. Spee revocable Trust, dated November 16, 2009 shall coordinate design and construction drawings with the Department of Public Works for any applicable review by the DPW's Engineering Division during the design phase.
- That Paia 2020, LLC and the David R. Spee revocable Trust, dated November 16, 2009 shall comply with State and County drainage design and construction standards to mitigate on-site flooding impacts and off-site stormwater runoff impacts to downstream properties. Engineering design of the drainage system, including drainage basins designed to adequately detain and filter stormwater, shall be reviewed and approved by DPW.
- That Paia 2020, LLC and the David R. Spee revocable Trust, dated November 16, 2009 shall provide to the Department of Public Works and the Department of Planning, a monitoring report of Traffic Conditions and updates on the Level of Service for the following intersections: (1) Baldwin Avenue and Hana Highway, and (2) Baldwin Avenue and project driveway access, prior to the issuance of a certificate of occupancy for construction related to phase 1 of the project and annually until the issuance of a certificate of occupancy for construction related to phase 3 of the project.
- That Paia 2020, LLC and the David R. Spee revocable Trust, dated November 16, 2009 shall provide a left turn lane on Baldwin Avenue to the project access as approved by the Department of Public Works and at no cost to the County of Maui.



- That access to the project site from the existing Paia By-Pass road shall not be permitted.

RECEIVED AT LU MEETING ON 11/29
Rowene Dagdag - Andaya