

PSLU Committee

From: Michelle Del Rosario
Sent: Thursday, July 09, 2020 7:29 AM
To: PSLU Committee
Cc: KELLY DIRECT; Kate Griffiths; Kelly King; Suzanne M. Kayian
Subject: PSLU-56
Attachments: CIZ Kilohana Makai 070920.docx

The attached document from Councilmember King is in addition to Councilmember Molina's conditions which have already been discussed in Committee. These separate conditions stem from the Kihei Town Hall meeting held on July 2, 2020. Please distribute at the PSLU Committee meeting being held today.

Please confirm receipt of this email.

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July 9, 2020

MEMO TO: PSLU – 56

FROM: KELLY TAKAYA KING, COUNCILMEMBER

SUBJECT: TRANSMITTAL OF DOCUMENT RELATING TO CHANGE IN ZONING FOR THE PROPOSED
KILOHANA MAKAI WORKFORCE HOUSING PROJECT (KIHEI) (PSLU-56)

The attached document is a set of additional proposed Conditions of Zoning pertaining to Item PSLU-56 on the Committee's agenda.

Attachment

CHANGE IN ZONING FOR THE PROPOSED KILOHANA MAKAI WORKFORCE HOUSING PROJECT
(KIHEI) (PSLU-56)

PROPOSED CONDITIONS TO ZONING

1. CM Molina No. 9
To lessen the traffic burden on Wela Street a second ingress or egress shall be developed.
ADD: One ingress/egress shall be located between Ponana St and Ahekololo Street. A second ingress/egress extending either Wela Street onto Kilohana Drive or connecting directly from the new interior development road to South Kihei Road.
2. No Ohana's or secondary dwelling units allowed in this development.
3. There shall be two pedestrian footpaths (each a minimum 4 feet wide) allowing full public access connecting the neighborhoods. Recommended locations are: One located at the bus stop near the adjoining crosswalk on S. Kihei Rd, across from Mana Kai entrance road. The second, either just south of sewage treatment substation to S. Kihei Road, or on Wela street extension to Kilohana Drive.
4. In addition to any fencing or walls, there shall be a landscaping buffer a minimum of a 5-foot tall by 2 feet deep, to maintain privacy and security from the resident's backyards in the development along the length of Wela Street, and S. Kihei Road.
5. A Home Owners Association (HOA) shall be created to manage and maintain common areas and oversee the daily operation of the neighborhood.
6. Reduce the overall project size by 2 units to no more than 26 units, to allow for a park per the original open space concept.
7. Developer to utilize porous and permeable pavements and green street design principals to reduce the runoff during high rain events.
8. All homes to include solar hot water per existing Maui County Code; and pre-wire for future photo voltaic systems.

Note RE: No. 7 above. Resource: Dr. Amanda Cording of EcoSolutions, LLC for low impact design, green streets principals, porous pavements, rain-gardens and more.