

**BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII**

In the Matter of the Petition of:)	Docket No. A11-794
)	
STATE OF HAWAII, DEPARTMENT OF EDUCATION)	POSITION STATEMENT OF THE DEPARTMENT OF PLANNING, COUNTY OF MAUI; CERTIFICATE OF SERVICE
)	
To Amend the Agricultural Land Use District Boundaries into the Urban Land Use District for Approximately 77.2 acres of land at Kihei, Maui, Hawaii, Maui Tax Map Key Nos. (2) 2-2:081 and 083)	
)	
)	

LAND USE COMMISSION
STATE OF HAWAII
2013 MAR 22 A 8:04

POSITION OF THE MAUI PLANNING DEPARTMENT

In accordance with §15-15-55 of the State Land Use Commission Rules, the Department of Planning, County of Maui, (hereinafter referred to as "Department") supports, subject to conditions, the State Land Use District Boundary Amendment filed by The State of Hawaii, Department of Education (hereinafter referred to as the "Petitioner") to reclassify approximately 77.2 acres at Maui Tax Map Key Nos. (2) 2-2:081 and 083 (hereinafter referred to as the "Petition Area") from the Agricultural Land Use District to the Urban Land Use District at Kihei, Maui, Hawaii.

The Petition Area is located mauka of Piilani Highway in Kihei, between Ohukai Street and Lipoa Parkway. Access to the Petition Area is from Piilani Highway. The State of Hawaii has acquired the two parcels of vacant land which compose the approximately 77.2 acre Petition Area. The land is included within the Urban Growth Boundary of the Maui Island Plan. The Petition Area is zoned Agricultural. The Kihei-Makena Community Plan designates approximately 29.175 acres for Agriculture and the remaining approximately 48.007 acres is designated Public Quasi-Public. The Petitioner is seeking to have the County amend the Agriculture zoned and designated portions of the Petition Area to Public/Quasi-Public. The site is not within the County's Special Management Area.

The Petitioner is proposing to develop a new high school campus in Kihei on the Petition Area. The proposed school will serve grades 9-12 in the South Maui region. Site improvements would include construction of approximately 215,000 square feet of buildings to support an enrollment capacity of 1,650 students and approximately 206 supporting faculty and staff. The campus also will include athletic fields (e.g., tennis, track and field, football, soccer, baseball and softball fields, and swimming pool) and associated infrastructure improvements (e.g., new roadways, utilities, drainage, wastewater and water systems). An extension of Kulanihako'i Street mauka of Piilani Highway will serve as the main campus access road.

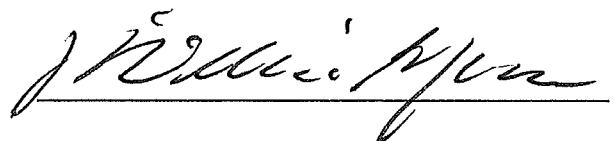
County Recommended Conditions

Concerns and other comments from various departments of the County Of Maui during the EIS process led to the following initial recommended conditions of approval of the DBA.

1. That the following recommendations, modified from those in the Kihei High School Bicycle and Pedestrian Analysis (Appendix N to the Kihei High School Final Environmental Impact Statement (EIS)) and section 4.2.5.2 of the EIS, shall be implemented during project development, with 1.b. designed in consultation with the Maui County Departments of Planning and Public Works, and with 1.a designed in consultation with the Hawaii Department of Transportation and the same two County Departments:
 - a. Design features for the proposed intersection and traffic signal at Kulanihako'i Street and Piilani Highway to provide optimum service and the highest level of protection for bicycles and pedestrians, including consideration of tunnel or underpass for bicycles and pedestrians
 - b. High quality and direct access from the school to the pedestrians and bikeway networks
 - c. Bicycle friendly improvements on the school campus
2. That, to the satisfaction of the Maui County Department of Planning, overflow parking and lighting shall be provided to accommodate special events to be held on the campus.
3. That, if requested by the Maui County Department of Transportation, the Petitioner shall include an area for public transit access to the school.
4. That, to the satisfaction of the Maui County Department of Planning, and in accordance with the Kihei-Makena Community Plan (Housing and Urban Design Implementing Action d.), the Petitioner shall incorporate a landscaped buffer on the campus fronting Piilani Highway to achieve a parkway character.
5. That, to the satisfaction of the Maui County Police Department, the campus design and development shall incorporate best practices in Crime Prevention through Environmental Design (CPTED).
6. That, to the satisfaction of the Maui County Department of Public Works, no additional storm water resulting from the Petition Area shall be added to Waipuilani Gulch.

This position statement offers general comments and recommended conditions on the Petition and may not address all concerns the County's Department of Planning may have. The complete analysis and recommendation of the Department of Planning for this project will be reflected in the testimony of the Department of Planning before the State Land Use Commission.

DATED: Wailuku, Hawaii, March 20, 2013.



WILLIAM SPENCE
Director
Department of Planning

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_____)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was served on the following on the date indicated below:

JESSE K. SOUKI Director Office of Planning 235 Beretania Street, 6 th Floor Honolulu, Hawaii 96813	Mail
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BRYAN YEE Deputy Attorney General Commerce and Economic Development Department of the Attorney General 425 Queen Street Honolulu, Hawaii 96813	Mail
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WILLIAM W. L. YUEN JEAN K. CAMPBELL MELISSA M. UHL ALSTON HUNT FLOYD & ING 1001 Bishop Street, Suite 1800 Honolulu, Hawaii 96813	Mail
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Attorney for Petitioner

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PLANNING COMMISSION
County of Maui
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Hand Delivery

DATED: Wailuku, Hawaii, March 20, 2013.



WILLIAM SPENCE
Planning Director
Department of Planning