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Mayor
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COUNTY OF MAUI
DEPARTMENT OF PLANNING

December 9, 2015

2015 DEC 14 A 9:43
LAND USE COMMISSION
STATE OF HAWAII

Ms. Lesli Otani, Supervisor
Subdivision Section
Department of Public Works
Development Services Administration
250 South High Street, Room 170
Wailuku, Hawaii 96793

Dear Ms. Otani:

SUBJECT: REVISED LETTER REGARDING FLEXIBLE DESIGN STANDARDS FOR INFRASTRUCTURE RELATED TO THE COMMUNITY PLAN AMENDMENT (CPA), DISTRICT BOUNDARY AMENDMENT (DBA), AND CHANGE IN ZONING (CIZ) FOR THE PU'UNENE HEAVY INDUSTRIAL SUBDIVISION, LOCATED APPROXIMATELY ONE (1) MILE SOUTHEAST OF THE INTERSECTION OF MOKULELE HIGHWAY, MEHAMEHA LOOP AND KAMA'AINA ROAD, ISLAND OF MAUI, HAWAII; TMK: (2) 3-8-008:019 (A13-797) (CPA 2012/0002) (CIZ 2012/0005) (EA 2012/0001) (RFC 2015/0082)

The Department of Planning (Department) has been in receipt of a Flexible Design Application from CMBY 2011 Investment, LLC, regarding infrastructure for the above-referenced project and gave their initial responses in a letter dated June 10, 2015. The Department at that time understood the proposed request includes the following:

- Exemption from constructing a 36 foot (36') wide roadway, requesting a 24 foot (24') wide paved roadway instead;
- Exemption from constructing curbs and gutters;
- Exemption from constructing sidewalks; and
- Exemption from installing underground utility lines, requesting overhead utility lines instead.

Subsequently, the Department met with the Applicant to discuss in depth the reasoning behind their application for Flexible Design. Based on further review and discussions, the Department provided the following revised comments to the Department of Public Works for the Flexible Design requests for this project:

1. **Modify street-width reduction from a 36 foot (36') wide paved roadway to a 28 foot (28') wide paved roadway.** The State Land Use Commission (LUC) Decision & Order (D&O) for A13-797, page 30, paragraph 225, states: *"The Project's interior subdivision streets will have 56 foot right-of-ways and will be improved with two 18 foot wide travel lanes and 10 foot wide shoulders on each side. Flexible design standards will be utilized in the design of the Project's roadway system as provided for by Section 18.32.030 of the Maui County Code pertaining to General Criteria for Flexible Design Standards."*

The Department believes that a reduction to a 24 foot (24') wide paved roadway is too severe and recommends that a reduction to a 28 foot (28') wide paved roadway be granted following the standards for minimum pavement widths for minor streets in the Urban Zone in MCC 18.16.050. This additional paving width would likely enhance maneuverability of the large trucks and equipment associated with a restricted industrial subdivision. In discussions with the Applicant, they agreed to an adjusted paved roadway width of 28 feet (28') while maintaining the 56 foot (56') right-of-way.
2. **Grant exemption from construction of sidewalks, curbs, and gutters.**
3. **Grant exemption from the undergrounding of utility lines.** The Department understands that Maui Electric Company has no comments regarding this request for an exemption from the undergrounding of utility lines.
4. **Conclusion.** The Department recommends modifying the proposed exemptions outlined and noted as A. on the Explanatory Information Form of the Flexible Design Application to *"Construct 28' wide paved roadway (36' wide required)"* and granting the proposed exemptions outlined and noted as B., C., D., and E., on the Explanatory Information Form.

The Department recently received a copy of the revised Flexible Design Application incorporating recommended modifications to the paved roadway width to accommodate a 28 foot (28') roadway. These modifications are noted on the revised Explanatory Information Form.

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Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Kurt Wollenhaupt at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,



MICHELE CHOUTEAU MCLEAN
Deputy Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
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Kurt F. Wollenhaupt, Staff Planner (PDF)
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Mark Matsuda, Otomo Engineering, Inc.
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State Land Use Commission
State Office of Planning
Project File
General File

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