



BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. A11-790
)	
KULA RIDGE, LLC)	OFFICE OF PLANNING'S STATEMENT
)	OF POSITION ON THE LAND USE
)	COMMISSION'S ORDER TO SHOW
To Amend the Land Use District Boundaries)	CAUSE; CERTIFICATE OF SERVICE
Of Approximately 34.516 Acres Of Land)	
From The Agricultural Land Use District)	
Into The Urban Land Use District And)	
Approximately 16.509 Acres Of Land From)	
The Agricultural Land Use District Into The)	
Rural Land Use District At Kula, Makawao,)	
Maui, Hawaii, Tax Map Key: 2-3-01: Por.)	
23 And 174)	

OFFICE OF PLANNING'S STATEMENT OF POSITION ON THE LAND USE
COMMISSION'S ORDER TO SHOW CAUSE

The Office of Planning ("OP") has no position at this time on the Order To Show Cause ("OSC") from the Land Use Commission ("LUC" or "Commission") dated June 3, 2021.

I. BACKGROUND

On February 21, 2012, the Commission granted Petitioner Kula Ridge, LLC ("Petitioner") a district boundary amendment from the State Agricultural District to the Urban and Rural Districts for the development of a 236-unit residential subdivision ("Project") on approximately 51.025 acres of land at Kula, Makawao, Maui, Hawaii, identified as Tax Map Key: 2-3-01: por. 23 and 174 ("Petition Area"). The Project consists of 70 affordable units and 46 market-priced lots, with onsite infrastructure improvements. Of the 70 affordable units, 36 were proposed to be single-family units and 34 were to be senior duplexes, which would have been made available to purchasers 55 years of age or older. The Petition Area's Rural lots were

permitted to be developed with one main dwelling and one accessory dwelling each, which would result in a total maximum of 120 dwelling units.

Condition 18 of the Findings of Fact, Conclusions of Law and Decision and Order (“D&O”) dated February 21, 2012 requires that the proposed backbone infrastructure be completed within 10 years of the D&O.

The LUC conducted a status hearing on this matter on April 14, 2021. The Petitioner provided background on the project status and requested that the land use designation for the Petition Area be reverted from the Urban and Rural Land Use Districts to the Agricultural District. The Petitioner indicated that they had difficulty in obtaining appropriate infrastructure approvals for water and sewer from the County of Maui.

II. STATE AGENCY COMMENTS PENDING

OP has no position on the LUC’s reversion of the Petition Area to its former Agricultural District classification at this time. OP has requested comments from four State agencies, including the Department of Defense, Department of Transportation, Department of Health, and the Hawaii Housing Finance & Development Corporation. Pending the receipt of comments from these agencies, OP reserves the right to modify its position and to submit additional information on whether the Petitioner has fulfilled any of the conditions.

DATED: Honolulu, Hawaii, June 18, 2021.

OFFICE OF PLANNING
STATE OF HAWAII

Mary Alice Evans

MARY ALICE EVANS
DIRECTOR

LAND USE COMMISSION

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DOCKET NO./PETITIONER: A11-790 KULA RIDGE LLC
OFFICE OF PLANNING (OP)

PARTY:

LIST OF EXHIBITS

EXHIBIT NUMBER	DESCRIPTION	PARTY: OBJECTIONS	ADMIT
1	State Department of Housing Finance and Development Corporation Letter		
2	State Department of Health Letter		
3	State Department of Transportation Letter		
4	State Department of Defense Letter		

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CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was served upon the following by either hand delivery or depositing the same in the U.S. Postal Service by regular mail.

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DATED: Honolulu, Hawaii, June 18, 2021.

OFFICE OF PLANNING
STATE OF HAWAII

Mary Alice Evans

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