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IN REPLY REFER TO:
DIR 0675
HWY-PS 2.6127

August 11, 2021



VIA EMAIL: megumi.nakayama@hawaii.gov

TO: MARY ALICE EVANS, DIRECTOR
OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT
AND TOURISM

FROM: JADE T. BUTAY 
DIRECTOR OF TRANSPORTATION

SUBJECT: MOTION FOR MODIFICATION OF CONDITION 8(b)
LAND USE COMMISSION DOCKET NO. A15-798
WAIKAPU COUNTRY TOWN
TAX MAP KEY NOS.: (2) 3-6-004: 006; 007: 3-6-002: POR. 003
WAIKAPU, MAUI, HAWAII
MOTION TO MODIFY CONDITION 8(b)

Thank you for the opportunity to review the motion to modify the February 26, 2018, Condition No. 8(b) of the Decision and Order for the above referenced docket. The project site was reclassified from State Agricultural to Urban District and Rural District. The proposed masterplan development encompasses a total of 499 acres out of 1,571 acres of land area to be allocated for mixed-use of 1,400 residential units, including commercial, retail, school, park and open space.

The applicant recently reached out to our staff at the Hawaii Department of Transportation (HDOT), Highways Division on June 7, 2021 via teleconference regarding their request for the motion to modify Condition No. 8(b). We understand the complexity of maintaining consistency between agencies on the process timeline for implementation of Memorandum of Agreement and the Subdivision Application filing. We thereby, support the purpose of the applicant's motion in order to avoid construction delays on the development. The HDOT concurs with the following change below:

Condition No. 8(b) states that:

1. "Petitioner shall mitigate all Project-generated traffic impacts as recommended and/or required by the State Department of Transportation and the County of Maui. Petitioner shall

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initiate, coordinate, and meet with the State HDOT Highways and the County of Maui to agree upon the regional pro-rata share and to develop a Memorandum of Agreement with the

State HDOT, Highways Division, and another Memorandum of Agreement with the County of Maui. The Memoranda of Agreement shall be executed prior to submittal of a subdivision application to the County of Maui.”

The proposed changes to the portion of the condition (underlined above) are as follows:

“The Memorandum of Agreement shall be executed prior to the approval of the first subdivision application for the project by the County of Maui.”

Should you have any questions, please contact Jeyan Thirugnanam, Systems Planning Engineer, Highways Division, Planning Branch at (808) 587-6336 or by email at jeyan.thirugnanam@hawaii.gov. Please reference file review number PS 2021-118.