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From: ~~XXXXXXXXXX~~
Sent: Wednesday, February 22, 2006 1:06 PM
To: 'Barry K. Muranaka'
Cc: Emler, Kiran; 'Joni C. Tanimoto'; 'Sidney Fuke'; Yuen, Chris
Subject: RE: Luala'i Phase 3 in Waimea

Barry,

Sorry for the delay in getting back to you. Too many things on the burner and not enough cooks. :o)))

Anyway, Condition M(1)(b) of Ordinance No. 02-25 states, in part, the following as it pertains to that portion of the connector road based on its phased implementation outlined in the ordinance: "Phase 3 of the connector road shall be located between the extension of Kaomoloa Street and the western intersection of the connector road with Mamalahoa Highway in the vicinity of the Vacuum Cooling Plant, and shall be constructed in conjunction with the development of the immediately surrounding areas, provided further, that Phase 3 of the connector road shall be completed no later than the issuance of the building permit for the single-family dwellings, or the issuance of final plan approval for the multiple family units, as applicable, for the five hundred seventy-ninth (579th) residential lot/unit in the first development increment of the Waimea Town Center."

So the ordinance does contain a provision for the construction of this section of the collector road adjacent to the Luala'i-Phase III project site, as well as related intersection improvements at its connection with the Mamalahoa Highway. If the applicant's position is to further defer these improvements until adjacent lands are further developed, it's something we can consider. However, such consideration must be made with a clear understanding of how many lots have already been subdivided and how many multiple family units have already been issued final plan approval within the Parker 2020 project area that is encumbered by this change of zone ordinance? I see two specific triggers in the ordinance that would demand this collector road: 1) development adjacent to its alignment, and 2) unit/lot count. If someone can provided to me a detailed accounting of all approved units and lots within the Parker 2020 project site, I can then approach the director about deferring these improvements if the total unit count, including Luala'i-Phase III is far below the 579-unit trigger for the collector road-Phase III. We also have to take into account the timing of construction associated with Phase I and II of the collector road that heads back east between Kaomoloa and Kamalumu Streets.

Secondly, someone has to brief us on the phasing of development within the Parker 2020 project site so that we can better respond to questions like this. The Parker Land Trust should have a detailed scheduling program of infrastructure installation and phased development that would satisfy the timing requirements of the change of zone ordinance. Since that information was not disclosed to us, we are interpreting these requirements and simply triggering these required roadway improvements at its earliest point when demanded by the ordinance.

Let me know when the requested information is available and when there will be an opportunity to discuss this matter.

Thanks,

2/22/2006