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PLANNING DEPARTMENT

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Sergai Bliss
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SUBJECT: CPR Sheds on TMK: 4-9-11: 1 at Moloaa, Kauai

This letter is in response to your question whether Moloaa Bay Ranch can utilize a ten (10) foot wide easement as driveway access for 22 potential homes, and whether the subject property can qualify for residences due to its distance from a public thoroughfare.

According to Section 8-3.7 (a)(1) of the Comprehensive Zoning Ordinance (CZO), a residence cannot be constructed on a parcel that is in excess of 600 feet traveling distance from a public thoroughfare, or that is in excess of 300 feet traveling distance from vehicular access adequate for service type vehicles. Also, according to Section 8-3.7(a)(2) of the CZO, a common driveway cannot serve more than four dwellings or be in excess of 120 feet in length.

The easement can be utilized for access if it is legally prescribed for the properties. However, its ability to be used as access for the CPR project will depend on whether the applicant is able to meet these CZO requirements or not.

It should be noted that the minimum roadway width for an agricultural roadway is 44 feet, if its length is less than 2,000 feet. However, the minimum roadway width is 56 feet if it exceeds 2,000 feet in length.

Should you have any questions, please contact Keith Nitta of my staff at 241-6677.

A handwritten signature in dark ink, appearing to read "Sheila N. Miyake", is written over a horizontal line.

SHEILAH N. MIYAKE
Deputy Planning Director