

APPLICATION FOR
SPECIAL MANAGEMENT AREA USE PERMIT (SM1)
MAY 2019

COSTCO FUEL FACILITY EXPANSION

548 Haleakala Highway
Kahului, Maui, Hawaii
Tax Map Keys: (2) 3-8-103:001



ABBREVIATED
VERSION FOR
UDRB

PREPARED FOR:



999 LAKE DRIVE
ISSAQUAH, WA 98027

PREPARED BY:

1101 SECOND AVE SUITE 100
SEATTLE, WA 98101



I. PROJECT INFORMATION

A. PREFACE

This Special Management Area (SMA) Use Permit application has been filed on behalf of Costco Wholesale Corporation, owner of a parcel identified as Tax Map Key (TMK) (2) 3-8-103:001, Kahului, Maui, Hawaii.

B. PURPOSE OF THE REQUEST

Part of Costco Wholesale Corporation's business model states that:

Costco Wholesale operates membership warehouses based on the concept that offering its members very low prices on a limited selection of nationally branded and selected private-label products in a wide range of merchandise categories will produce high sales volumes and rapid inventory turnover.

To better fulfill that model statement, Costco has decided to expand its Maui Fuel Facility to better serve its members.

The current fuel facility capacity is not adequate to accommodate the accelerated number of members using this fuel facility. Expansion would also allow Costco to better serve its members by increasing the number of vehicles that could use the facility at one time and reducing lines associated with waiting for an available fueling position. In response to this need, Costco intends to develop a (5) five island expansion to the existing Maui Costco Wholesale fuel facility.

C. PROJECT PROFILE

Proposed Project:	5 island expansion of existing fuel facility
Project Address:	548 Haleakala Highway Kahului, Maui, Hawaii
Project TMK:	(2) 3-8-103:001
Project Site Area:	4.08 acres
Existing Land Use:	Retail
Access:	Driveways on Lauo Loop Driveways on Haleakala Highway and Dairy Road through the Costco Wholesale Warehouse parcel

D. IDENTIFICATION OF THE OWNER

Land Owner:	Costco Wholesale Corporation
Address:	999 Lake Drive Issaquah, WA 98027
Phone:	(425) 313-6178
Fax:	(425) 313-8105
Contact:	Ms. Gail Tsuboi

F. CONSULTANTS

Architect:	MG2 1101 Second Ave, Ste 100 Seattle, Washington 98101
Phone:	(206) 962-6500
Contact:	Ms. Amy Hart
Land Use Planners:	Chris Hart & Partners, Inc. 115 N. Market Street Wailuku, Hawaii 96793
Phone:	(808) 242-1955
Fax:	(808) 242-1956
Contact:	Mr. Raymond Cabebe

G. APPROVING AGENCY

Agency:	Maui Planning Commission c/o Department of Planning, County of Maui 250 South High Street Wailuku, Hawaii 96753
Phone:	(808) 270-7735
Fax:	(808) 270-7634
Contact:	Ms. Michele McLean, Director

II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION

The 4.08 acre project site is TMK: (2) 3-8-103:001. (**See:** Figure No. 1 “Regional Location” & No. 2 “Tax Map Key”). The existing Costco Fuel Facility was constructed in 2012 at the intersection of Lauo Loop and Haleakala Highway (**See:** Figure No. 3, “Aerial Map”). Major landmarks in the area are the Kahului Airport to the east and Kanaha Pond to the north. Also, to the north, across Haleakala Highway, is the Marriott Courtyard Hotel. To the south, are former agricultural lands used for sugar cane cultivation now designated for urban/industrial uses. To the west is the Costco Wholesale Warehouse and, across Dairy Road, a business/industrial area known as the Airport Triangle.

B. LAND USE DESIGNATIONS

State Land Use Classification:	Urban
Maui Island Plan:	Urban Growth
Wailuku-Kahului Community Plan:	LI Light Industrial
County Zoning:	M-1 Light Industrial
Flood Zone Designation:	“X” Outside of flood plain
Special Designations:	Special Management Area

2 Costco Fuel Facility Expansion

C. DESCRIPTION OF PROPOSED ACTION

This project is comprised of a five fueling island expansion to the existing Costco Wholesale fuel facility (**See:** Project Site Plan & Elevations). The existing fuel facility consists of a 32-by-152-foot canopy with five fueling islands, with a total of 10 multi-product dispensers (MPDs) providing 20 fueling positions. The proposed expansion would add a 28-by-152 foot canopy and 5 MPDs increasing the total number to 15. The existing fuel facility has three 30,000-gallon underground gasoline storage tanks and a 6-by-12-foot controller enclosure. Lighting under the canopy will be upgraded to LED light fixtures.

Description	Approx. Area (sq. ft.)
Existing Canopy	4,864
Existing Electrical Enclosure	72
Proposed Canopy Expansion	4,256

Visual Resources

Existing Conditions. The subject parcel is situated in an area of Kahului designated for commercial and industrial uses. Scenic views in the vicinity include the Kanaha Pond Wildlife Sanctuary, the West Maui Mountains, and Haleakala.

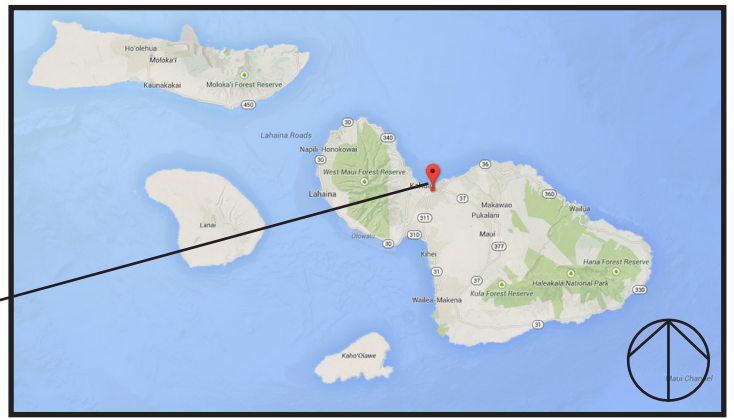
Public views of these resources exist in various locations in Kahului along Hana Highway, Haleakala Highway, and county roadways.

Potential Impacts and Mitigation Measures. Since the project is not along the shoreline, it does not affect any public coastal views and does not significantly impact public view corridors, or the visual character of the site and its immediate environs (**See:** Views from Airport Access Road). Public views through the site will be affected somewhat, however existing trees soften the visual impact (**See:** Existing & Expanded Photos).

ATTACHMENTS

Figure No. 1	Vicinity & Regional Maps
Figure No. 2	Tax Map
Figure No. 3	Aerial Map
	Project Site Plan
	Elevations
	Views from Airport Access Road
Existing & Expanded Photos	NE Corner
	SE Corner
	NW Corner

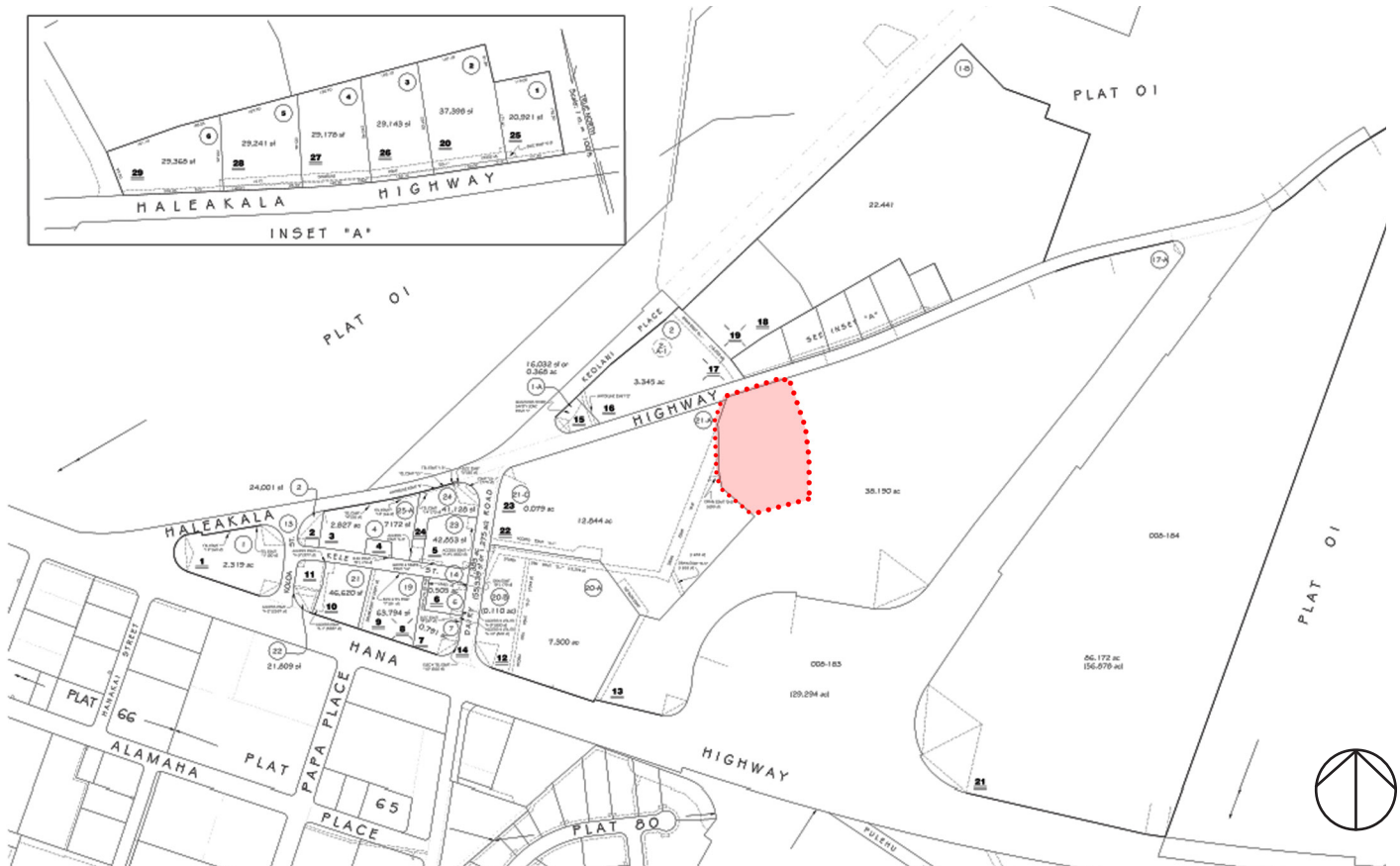
**PROJECT
LOCATION**



COSTCO FUEL FACILITY EXPANSION

FIGURE 1
VICINITY AND REGIONAL MAPS





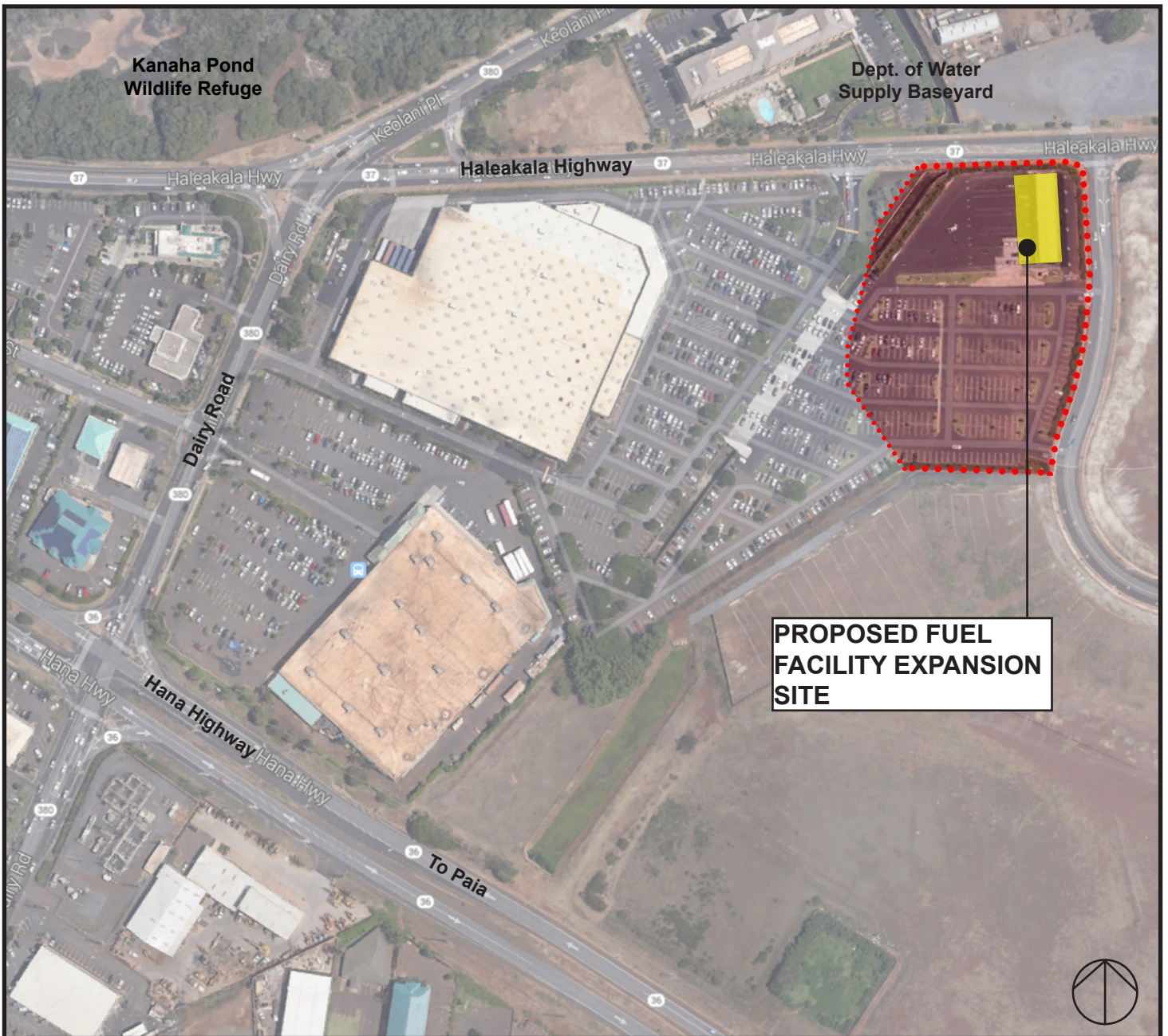
DEPARTMENT OF FINANCE REAL PROPERTY TAX DIVISION TAX MAP		
COUNTY OF MAUI		
ZONE	SECTION	PLAT
3	8	79
SCALE: 1 IN = 200 FT.		



COSTCO FUEL FACILITY EXPANSION

FIGURE 2
TAX MAP (OCTOBER 2010)



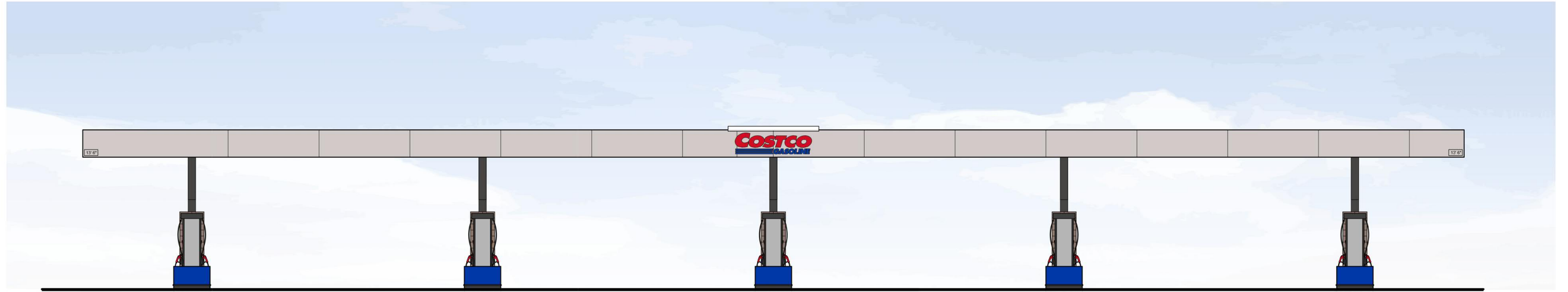


COSTCO FUEL FACILITY EXPANSION

FIGURE 3
AERIAL MAP



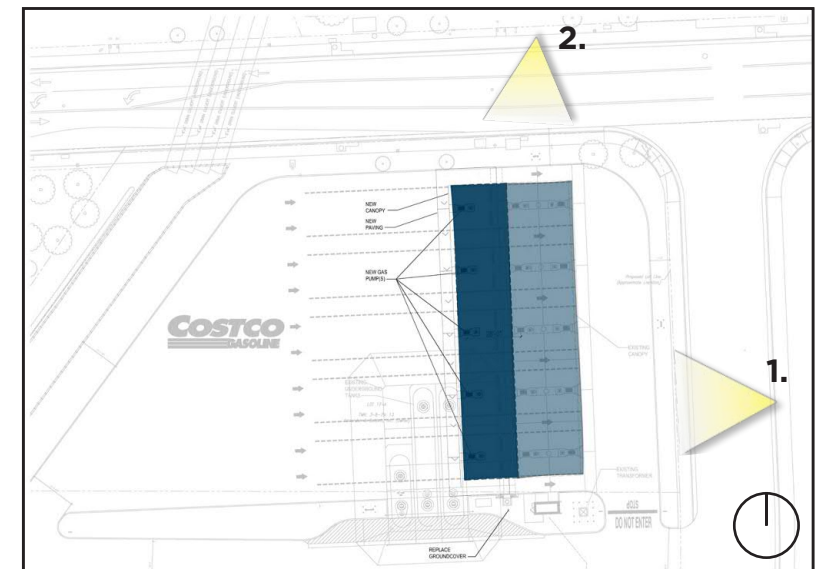




1.



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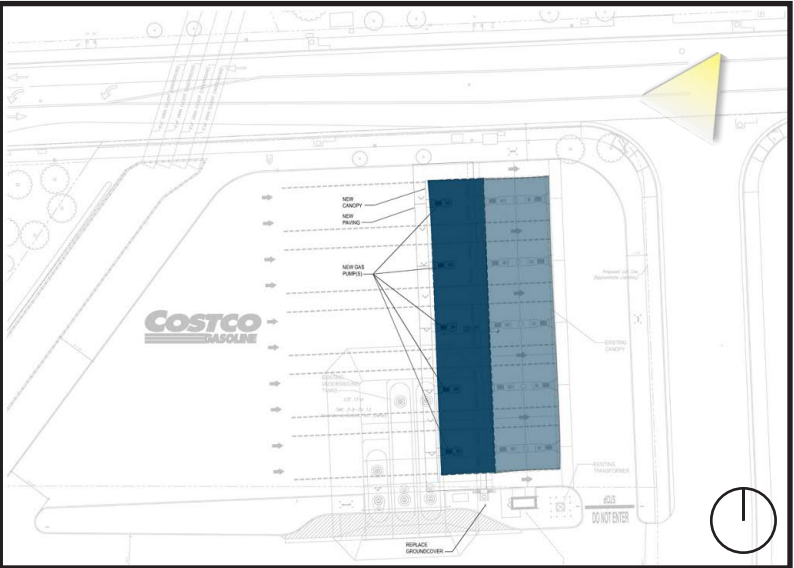




EXISTING NORTHEAST CORNER



EXPANDED NORTHEAST CORNER
(MG2 PREPARED RENDERING)

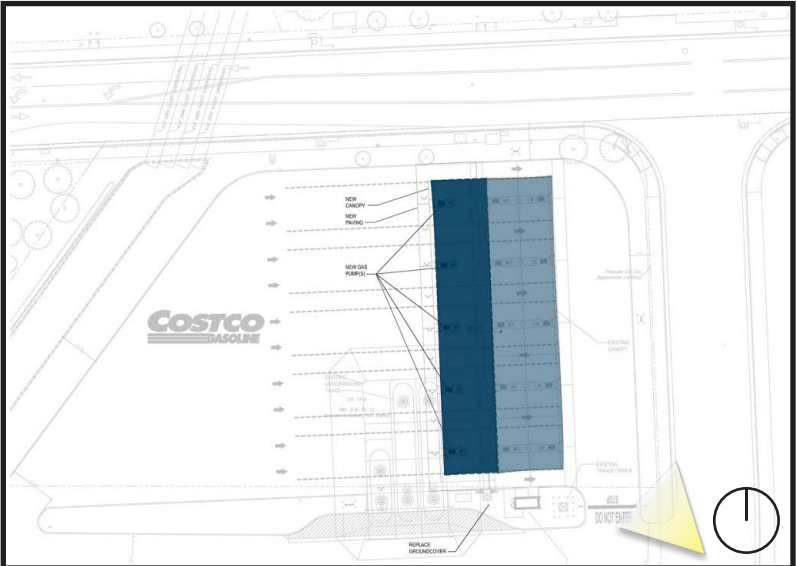




EXISTING



EXPANDED SOUTHEAST CORNER
(MG2 PREPARED RENDERING)





EXISTING



EXPANDED
NORTHWEST
CORNER
(MG2 PREPARED
RENDERING)

