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November 26, 2014

Kevin J. Hayes, Managing Member
MK Parcel F, LLC
7460 Girard Avenue, #10
La Jolla, CA 92037

Dear Mr. Hayes:

SUBJECT: **Application:** **PLANNED UNIT DEVELOPMENT (PUD-14-000027)**
 Applicant: **MK PARCEL F, LLC**
 Owner: **MK PARCEL F, LLC**
 Request: **PUD: MAUNA KEA RESORT PARCEL F**
 Tax Map Key: **6-2-013:018**

Upon review of the subject Planned Unit Development application and agency comments, the Planning Director, hereby, **approves** PUD-14-000027 to allow the development of a master-planned community consisting of 26-single family estate lots and 10 Condominium Property Regime (CPR) Units on the subject property. This PUD approves exceptions from Chapter 25 (Zoning) and Chapter 23 (Subdivisions) based upon the following background and findings.

BACKGROUND

APPLICANT'S REQUEST

1. **Request.** The applicant, MK Parcel F LLC, is applying for a PUD to develop the subject property, TMK: 6-2-013:018, as a master-planned community consisting of 26-single family residential lots, one recreational lot with 10 condominium residential units, and a roadway lot. The applicant is requesting a PUD to allow for multiple exceptions from Chapter 25 (Zoning) and Chapter 23 (Subdivisions) in order to achieve the design principles for the subject development. Approval of the requested exceptions would also enable the applicant to implement the design guidelines of a 'Hawaiian Resort' theme that is consistent with the existing character similar to other homes within the Mauna Kea Resort.
2. **Amended Request/Time Extension.** By letter dated November 5, 2014 (see attached) from Sidney Fuke, Planning Consultant, the applicant amended their request to withdraw requests related to size of guest houses and height limits for accessory structures. By letter dated November 24, 2014, the

applicant clarified their request to include relief from constructing county dedicable standard roads. Further, the applicant granted the Planning Director a time extension until November 28, 2014 to issue a decision on the application.

3. Exceptions Requested and Reasons – Hawai'i County Code (HCC), Chapter 25 (Zoning)

- A. **Minimum Street Frontage.** (Hawai'i County Code §25-4-30). The request is to allow the street frontage of a lot to be less than the required 50% of building site average width for lots. This exception would allow other than flag lots and lots at the end of the cul-de-sac to be designed without having to meet this requirement. As the majority of the lots exceed the minimum frontage requirement; it is anticipated that this exception would apply only to seven lots.
- B. **Permitted Projections into Yards and Open Spaces.** (Hawai'i County Code §25-4-44). This request is limited to the roadway within the CPR lot and would allow the roadway and proposed LP Gas tanks and screening to be located in the roadway at the entry area. This would allow for projection into the 6 feet for front and rear yards and 4 feet for the side yard. The actual location of the tanks in relation to the property lines, however, shall comply with any and all applicable regulations related to potentially hazardous materials and would avoid any adverse impact on the project or surrounding lands. This request would allow for a centralized location for L.P. Gas tanks that would be safely removed from house sites.

4. Exceptions Requested and Reasons – Hawaii County Code, Chapter 23 (Subdivisions)

- A. **Lot Side Lines.** (HCC §23-35). This request is to allow lot side lines to deviate from the right-angle and radial to the curve requirements to more appropriate angles that maintain a rectangular shape for the proposed lots. This allows for a better building site configuration.
- B. **Intersection Angles; Corner Radius.** (HCC §23-45). This request is to allow for road lot/easement side line intersection(s) a minimum corner radius of 14 feet instead of 25 feet with actual edge of pavement intersection having a minimum radius of 20 feet, all subject to sight distance considerations. This will help with the traffic calming effect of the roadway network.
- C. **Cul-de-sacs.** (HCC §23-48). This request is to allow for two exceptions: 1) Reduce the circular turnaround requirement from the required 45-foot radius to a 30-foot radius pavement. It would only affect the cul-de-sac located on the CPR lot, which is not a roadway lot so the right-of-way radius doesn't apply. The curb less shoulders should provide ample opportunities for vehicles (including fire trucks) to turnaround if needed. 2) Allow cul-de-sac length of approximately 1,700 feet in lieu of the maximum length of 600 feet and allow the cul-de-sac to serve all proposed 36 units in lieu of the maximum of 18 lots. The reasons for this request are as follows:
 - 1) In this upscale resort setting where golf course frontage and privacy are higher priorities than connectivity, cul-de-sacs are appropriate;

- 2) The traffic volume is low since many of the residences are to be occupied part-time by second-home owners; and
 - 3) The property has emergency evacuation options through the golf course or adjacent vacant land should the cul-de-sac access road become unavailable.
- D. **Grades and Curves.** (HCC §23-50). This request involves exceptions for vertical and horizontal curves. The county standards are higher than American Association of State Highway Transportation Officials (AASHTO) standards. As the development proposes a low volume of traffic at low speeds, it is requested that roadway safety standards be allowed as specified with the AASHTO Policy on Geometric Design of Highways and streets for Low Volume Roads (average traffic volume of less than 400 vehicle trips per day).
- E. **Requirements for Non-dedicable Street.** (HCC §23-86) The request is to allow a non-dedicable roadway built to private standards in order for roadways to be designed to fit into a tropical resort setting with lower pedestrian volume.
- F. **Standard for Non-dedicable Street; Escrow Maintenance Fund.** (HCC §23-87).The request is to allow installation of security gates, medial separations, elevation separations, landscaping, and associated fixtures at the subdivision entrance to visually define and control entrance to the subdivision are not requirements by code and would be allowable.
- G. **Street Lights.** (HCC §23-93). This request involves design flexibility in the placement and design of the street lights within the road rights-of-away through a custom design that would help to create a more pleasant but safe night experience.
- H. **Street Name and Traffic Signs.** (HCC §23-94). This request is to allow for customizing the street name and traffic signage to reinforce the desired character of the neighborhood and to achieve design goals. The applicant proposes to meet AASHTO specifications.
- I. **Right-of-Way Improvement.** (HCC §23-95). This request is to allow for deviation from the County's standard specifications regarding improving the entire road right-of-way. The request is to allow grassed shoulders and swales, as well as street trees, with the pavement offset from the right-of-way centerline to maximize landscaping on the down slope side of the right-of-way. This exception would allow street design to fit a tropical resort setting. The requirement is a 50' right-of-way with 32' wide pavement with curbs, gutters, and sidewalks. As such, the applicant proposes to improve the minimum required pavement width to 20' within a 50' right-of-way pursuant to Section 23-41. Although curbs, gutters, and sidewalks are appropriate for an urban setting with higher pedestrian volume, this development does not have schools, parks, or other pedestrian traffic generators that would require such. The grass shoulders and landscaped roadside would provide

a safe and pleasant pedestrian environment. Further, grass shoulders would be appropriate for this locale which has a dryer climate compared to Kailua-Kona or Hilo.

5. **Project Description/Objectives.** The proposed development is part of the larger Mauna Kea Resort complex within the South Kohala district which consists of the Mauna Kea Beach and Hapuna Beach Prince Hotel, two golf courses, and clusters of single family homes, townhouses, and condominiums. The resort complex extends from sea level at Kauna'oa Bay and Hapuna Beach to approximately 1,000 feet above sea level. The subject property lay mauka of Queen Kaahumanu Highway and is located in the Uplands at Mauna Kea at approximately the 500-foot level and more specifically identified as Parcel F. The plan is to develop 26 estate lots and one lot that will be subject to a condominium property regime (CPR) that will include a recreation center and building sites for 10 Villas. The estate lots will range in size from 12,055 sq. ft. to 23,723 sq. ft. and the CPR lot is approximately 3.9 acres. Approval of the PUD, will allow the applicant to design the subject development to be compatible with the surrounding existing community by allowing diversification through lot layout, alternative roadway design standards, flexibility in placement of and type of street lights, and use of custom signs for street names and traffic signs. Further, the design objectives for the Mauna Kea Resort Parcel F are consistent with the overall Design Guidelines for the Uplands at Mauna Kea and include the following:
 - A. To sensitively arrange the resort residential homes in harmony with the inherent natural beauty of the area;
 - B. To create a low density resort residential presence surrounding a golf course that conveys an open space feeling;
 - C. To locate each home site to take maximum advantage of ocean views and on-shore and off-shore breezes;
 - D. To have the homes designed to be "Hawaiian Resort" in character in harmony with other homes within the Mauna Kea Resort, with landscaping that respects the semi-arid climate with water conservation as a major criterion; and
 - E. To retain the natural drainage ways through the Property.
6. **Project Timeline.** The applicant proposes to implement the development in a single phase in accordance with the following preliminary schedule, subject to permit approvals and economic conditions:
 - A. Permit Approvals:
 - 1) Subdivision Approval: 4 months
 - 2) Grading, NPDES Approvals: 7 months

- B. Site Work: 12 months
- C. Residence Construction: 2+ years
- D. Completion of Sales: 5 years from the date of issuance of Final Subdivision Approval (subject to market conditions).

DESCRIPTION OF PROPERTY

7. **Subject Property.** The subject property (TMK: 6-2-013:018), hereinafter, referred to as "Project area", consists of a total of 16.898 acres and is currently vacant. The property is situated within the District of South Kohala, Hawai'i approximately 10 miles to the west of Waimea and 30 miles to the north of Kailua-Kona. It is located on the east (mauka) side of Queen Ka'ahumanu Highway, within the development known as the Uplands of Mauna Kea, which is also a part of the larger Mauna Kea Resort complex.

Elevations within the Project area range from approximately 480 feet to 570 feet above mean sea level providing both mauka and makai view opportunities with appropriate lot orientation. The site has an average slope of approximately 6 percent. The Project area is in a lava field in its natural state where vegetation is virtually nonexistent.

8. **Pending Subdivision (Sub 14-001397).** The applicant submitted an application for the subject property on June 30, 2014. Tentative approval has not been issued. The Subdivision Application would be revised accordingly, to be representative of the PUD approval.
9. **USDA Soil Type.** The property is listed as type 373 – Hāpuna-Waikui-Lalamilo, generally soils of ash fields on a'a lava flows, not considered prime farmland.
10. **Land Study Bureau (LSB) Soil Rating.** The property is not rated by the LSB.
11. **ALISH.** The property is not rated as Agricultural Lands of Importance to the State of Hawai'i.
12. **FIRM/Drainage.** The property is located in Zone "X", which is an area determined by FEMA to be located outside of the 500-year floodplain. The proposed roadway design incorporates grassed shoulders and swales which would help to reduce surface water and sediment runoff. Drainage will be controlled through swales, drywells, and natural drainage ways that promote infiltration over runoff.
13. **Flora and Fauna.** No endemic species of animals or habitats were located on the property.
14. **Archaeological/Cultural/Historic Resources.** An archaeological assessment survey of the project area was conducted (Corbin 2006, SHPD Rpt. No H-2097) and the Department of Land and Natural Resources' Historic Preservation Division has determined that no historic properties will be affected.

15. **View Plane/Coastal Resources.** The subject property is located mauka of Queen Kaahumanu Highway with an approximate slope of 6%. All structures, including dwellings, will be constructed in conformance with the applicant's stated 35' height limit.
16. **Surrounding Zoning and Land Uses.** The property is situated within an area primarily designated for resort and residential uses within the State Land Use Urban District and County Zoning. The property is a part of a larger 'Uplands at Mauna Kea' development which currently zoned RM-6, RM-15, CV-10, RS-15, and Open. The subject Parcel F is surrounded on 3 sides by the Hapuna Golf Course and lands zoned Ag-5a to the east. Inasmuch as the proposed Project will establish residential lots that are consistent with permitted density allowed by zoning, the development of the Project will remain consistent with urban uses that prevail and/or are proposed within the surrounding area.

STATE AND COUNTY PLANS

17. **State Land Use District.** Urban.
18. **County Zoning.** Multiple Family Residential-6,000 sq. ft. (RM-6). Minimum building site average width is 60' and minimum yards are 20' for front and rear and 8' on sides, plus an additional 2' for each additional story.
19. **General Plan Designation.** The area is designated Medium Density Urban by the Land Use Pattern Allocation Guide (LUPAG) Map. This request would be consistent with the General Plan LUPAG Map designation and will complement the goals, policies, and courses of action of the Economic-South Kohala, Natural Beauty, and Land Use - Single-Family Residential and Resort Elements of the General Plan.
20. **South Kohala Community Development Plan.** The South Kohala Community Development Plan (SKCDP) was adopted by the County Council on December 1, 2008. The proposed development is depicted on the Kawaihae Area Conceptual Plan and referenced according to current zoning and General Plan designations appropriately. There are no specific policies or strategies addressing the Mauna Kea development areas. In general, the development will be consistent to the District-wide Policy No. 5: Develop Guidelines and Programs that Promote Environmental Stewardship and the Concept of Sustainability through its Design Guidelines. Further, the South Kohala Community Development Plan (SKCDP) Action Committee did not submit comments or concerns.
21. **Special Management Area (SMA).** The subject property is not located within the SMA.
22. **Density.** Based on applying the required 6,000 square feet minimum land area per dwelling unit or each separate rentable unit against the total land area of 16.898 acres, a total of 122 dwelling units would be the maximum density that is allowable by zoning. Should the parcel be subdivided into the minimum lot size of 7,500 square feet approximately 98 lots would be allowable.

The proposed development of 26 single-family and 10 CPR units for a total of 36 units will maintain lot sizes above the required minimum of 7,500 square feet and does not exceed the overall maximum density permitted by the zoning designation.

PUBLIC FACILITIES AND SERVICES

23. **Access.** Access to the Project area will be from the Queen Ka'ahumanu Highway via 'Amaui Road within the Uplands of Mauna Kea and through internal roadways consisting of minor streets with right-of-way widths of 50 feet.

The Applicant, through this PUD Permit, proposes that they be allowed to create internal subdivision roadways to service its proposed development that will deviate from the minimum requirements of the Subdivision Code. The Project's internal roadway system will incorporate private streets designed to reduce road gradient and to help mitigate speeding traffic. These streets would have 20-foot wide paved travel way and grassed/graveled shoulders and swales on both sides. The entry will be gated and the roadway may have medial separations, elevation separations, landscaping and associated fixtures at the entrance to visually define and control the entrance to the subdivision. Interior Minor Streets will be retained in private ownership. A Homeowner's Association (HOA) will maintain all aspects of these streets.

Cul-de-sacs with turn-around areas within the internal roadway system shall be designed to accommodate emergency vehicles and will be coordinated with the Hawai'i County Fire Department (HFD) through HFD review of the subdivision construction drawings.

24. **Water.** The water system in The Uplands is owned by the County of Hawai'i. According to Department of Water Supply, 550 units of water were allotted to the entire subdivision providing adequate water from a potable water system. The development will be subject to covenants to include conservation measures for water usage.
25. **Sewer.** Sewage disposal from The Uplands is contracted to the South Kohala Wastewater Corp., a private company affiliated with Mauna Kea Properties, which operates a treatment plant at the south edge of The Uplands. The plant was constructed to meet all Federal and State water quality and public health standards. The Property is served by this private sewer system. The Design Guidelines prohibit individual wastewater systems on any of the development parcels in The Uplands.
26. **Electricity, Telephone and Cable TV.** Power and communication services are accessible to the Property from 'Amaui Drive and will be installed underground. Power service is provided by Hawai'i Electric Light Company, a subsidiary of Hawaiian Electric Company. Telephone service is provided by Hawaiian Telcom. Cable T.V. service is provided by Sun Cable Vision. All utilities will be installed underground.

27. **Other Services.** Fire protection is provided by the County from its Puakō and Kawaihae substations. Police protection is provided to The Uplands by the County from its substations in Waimea and Kapa'au. Refuse (solid waste) will be collected by private contractors and hauled to the West Hawai'i landfill for disposal. Security gate will be installed and a central mailbox kiosk will be located at the entry.

AGENCY COMMENTS

28. Department of Environmental Management (DEM): See attached memoranda dated September 10, 2014.
29. Department of Land and Natural Resources – State Historic Preservation Division (DLNR-SHPD): See attached letter dated September 12, 2014.
30. Fire Department (HFD): See attached memorandum dated September 17, 2014.
31. Department of Public Works (DPW) Engineering Division: See attached memorandum dated September 25, 2014.
32. Police Department (HPD): See attached memorandum dated September 25, 2014.
33. Department of Public Works (DPW) Traffic Division: See attached memorandum dated September 26, 2014.
34. Department of Water Supply (DWS): See attached memorandum dated October 9, 2014.

PUBLIC COMMENTS

35. As of this writing, the Planning Department has not received any written objections or comments from the general public or adjacent landowners on the subject application.

FINDINGS - CRITERIA FOR APPROVAL OF PUD 14-000027

This PUD is granted in accordance with the following criteria and findings:

1. **The construction of the Project shall begin within a reasonable period of time, from the date of full approval and shall be completed within a reasonable period of time.**

The Applicant is ready to start construction with completion of infrastructural improvements within two (2) years.

Dwelling construction would follow and be completed within another 2 years. Completion of sales should be within 5 to 5.5 years from issuance of Final Subdivision Approval.

2. The proposed development substantially conforms to the General Plan.

The proposed residential units are consistent with the General Plan LUPAG Map designation for the Property of Medium Density Urban (MDU). MDU allows for a mix of Village and Neighborhood Commercial and single family and multiple family residential and related functions (residential up to 35 units per acre). The proposed development will consist of 26 single family lots which will maintain lot sizes above the required minimum of 7,500 square feet required in an RM zoned district. The Project, with the approval of this PUD, will be developed at a density significantly less than the allowable density of 98 lots not will not exceed the overall maximum density permitted by the zoning designation.

The proposed development would also complement the goals, policies, and courses of action for the Economic-South Kohala, Natural Beauty, Public Utilities and Land Use - Single-Family Residential and Resort Elements of the General Plan.

The South Kohala Community Development Plan (SKCDP) was adopted by the County Council on December 1, 2008. The proposed development is depicted on the Kawaihae Area Conceptual Plan and referenced appropriately with its current zoning and General Plan designations. As the project proposes resort-type residential purposes, it is consistent with the SKCPD district-wide policies and the general land uses adjacent to it. The South Kohala Community Development Plan (SKCDP) Action Committee did not submit comments or concerns. Therefore, the proposed development is consistent with the requirements of the Zoning Code and the land use policies of the General Plan.

3. The proposed development shall constitute an environment of sustained desirability and stability, shall be in harmony with the character of the surrounding area, and shall result in an intensity of land utilization no higher than and standards of open space at least as high as permitted or as otherwise specified for the district in which this development occurs.

The proposed subdivision will include 26 estate lots and one lot subject to a CPR which will have a recreation center and building sites for 10 Villas. The proposed density that will not exceed the maximum density permitted by zoning, which is calculated at 122 units (or 98 lots) for the entire 16.898 acre Project Site. Approval of this PUD will allow the applicant to configure the proposed lots and roadways to realize a low density residential presence that is generally consistent with uses within this particular area of South Kohala. Although the lands mauka of this development are agricultural in nature, there is a buffer of 300 feet by way of the proposed future Waimea-Kawaihae Road alignment.

The project site is surrounded to the north, west, and southwest sides by the Mauna Kea golf course, thereby maintaining an open space feeling. The total of 35 units to be constructed will be below the maximum allowable 122 units thereby ensuring that the ratio of open space is at least as high as

permitted. As result, this PUD would harmonize with the character of the surrounding area and will not compromise existing and potential land uses within the surrounding area.

- 4. The development of a harmonious, integrated whole justifies exceptions, if required, to the normal requirements of the Zoning and Subdivision Codes, and that the contemplated arrangements or use, make it desirable to apply regulations and requirements differing from those ordinarily applicable under the district regulations.**

The project is designed to address the needs and lifestyle of residents, who want to live in a resort residential community that is in harmony with the inherent natural beauty of the area, promotes social interaction, encourages outdoor activities, and is open space oriented. The project will consist of a total of 36 residential units with landscaping designed to respect the semi-arid climate with water conservation as a major criterion. As stated by the applicant, their objective is to create a low density resort residential development surrounding a golf course that conveys an open space feeling.

The approval of this PUD will allow deviations from the standard code requirements in order to sensitively design the 26 estate lots and CPR lots in harmony with the inherent natural beauty and to maximize the advantage of open space and ocean views of the home sites. The exceptions allow for deviations from the Zoning and subdivision Code requirements and include: minimum street frontage; projections into yards and open spaces; lot side lines; intersection angles and corner radius; cul-de-sacs; grades and curves; non-dedicable roadways; utilities location within streets; street lights, and street names; and traffic signage and right of way improvements

The granting of this PUD will allow for greater flexibility by implementing design guidelines established to enhance lot design and maximize the property's features to be complementary to existing surrounding land uses. The property is located in Zone "X", which is an area determined by FEMA to be located outside of the 500-year floodplain. Alternative roadway design standards will be implemented to encourage lower traffic speeds. Roadway design exceptions that incorporate grassed shoulders and swales would help to reduce surface water and sediment runoff. Drainage would also be controlled through swales, drywells, and natural drainage ways that promote infiltration over runoff. The retention of the natural drainage features through the Property that will reduce grading of the site and should alleviate impacts to the existing makai development.

The approval of this PUD request will allow the lots to be developed in keeping with the applicant's objectives for a low density "Hawaiian Resort" character utilizing Design Guidelines that are representative of existing developed areas and will not be materially detrimental to the public's welfare nor cause substantial adverse impact to the area's character. Further, there were no substantial comments or objections by reviewing agencies.

Approval of the above exceptions is different from what is normally applicable under the district

regulation, however, they will assist the developer in achieving a design standard harmonious with the surrounding developed areas.

APPROVED EXCEPTIONS

Based on the above findings, the following exceptions to the County of Hawaii Chapter 25 (Zoning) and Chapter 23(Subdivisions) for **MK Parcel F LLC (PUD 14-000027)** are hereby approved:

Exceptions Granted from Chapter 25 (Zoning):

1. **Minimum Street Frontage.** (Hawaii County Code §25-4-30). This exception is approved to allow lots to be developed with less than 50% of building site average width of street frontage for lots other than flag lots and lots at the end of the cul-de-sac. However, in no instance shall the street frontage be less than 20 feet. The minimum street frontages that are requested occur on the turn-around "bumps" of the roadway system and are similar to the ends of cul-de-sacs and therefore are basically permitted, however this is granted in the off-chance that site conditions require it at other locations.
2. **Permitted Projections into Yards and Open Spaces.** (Hawaii County Code §25-4-44). This exception is approved to allow the LP Gas tanks and screening exceeding, if required, the permissible projection of 6 feet for front and rear yards and 4 feet for the side yard. The actual location of the tanks in relation to the property lines, however, shall comply with any and all applicable regulations related to potentially hazardous materials. The CPR driveway location in relation to the property line shall conform to requirements of the DPW.

Exceptions Granted from Chapter 23 (Subdivisions)

1. **Lot Side Lines.** (Hawaii County Code §23-35). This exception is approved to allow lot side lines to deviate from the right-angle and radial on curves requirements. The deviations, however, shall be substantially in conformance, in the Site Plan (Figure 7) as presented (attached).
2. **Intersection Angles; Corner Radius.** (Hawaii County Code §23-45). This exception is approved to allow for road lot/easement side line intersection(s) to be a minimum corner radius of 14 feet with actual edge of pavement intersection having a minimum radius of 20 feet, all subject to sight distance considerations.
3. **Cul-de-sacs.** (Hawaii County Code §23-48). Two exceptions are approved: 1) The circular turnaround would be reduced to a 30-foot radius pavement in lieu of the required 45-foot radius turnaround. It would only affect the cul-de-sac located on the CPR lot. 2) The Cul-de-sac will be allowed to length of approximately 1,700 feet in lieu of the maximum length of 600 feet and allow the cul-de-sac to serve all

proposed 36 units in lieu of the maximum of 18 lots. The Applicant shall consult with the HFD to ensure that this alternative cul-de-sac design will meet with their approval through their review of the construction plans.

4. **Grades and Curves.** (Hawai'i County Code §23-50). This exception is approved to allow for deviations from the minimum requirements for vertical and horizontal curves. In those instances where the vertical or horizontal curves do not meet the minimum requirements, the Applicant shall present alternate standards at the time of construction plan review, as provided for in §23-50(b), with lower design speeds. The geometric design of the streets shall be based on the AASHTO Guidelines for Geometric Design of Low Volume Roads 2001 (average daily traffic volume of less than 400 vehicle trips per day).
5. **Non-dedicable Street.** (HCC §23-86 & §23-87). The exception approves the construction of a non-dedicable roadway to be built to private standards. The installation of security gates, medial separations, elevation separations, landscaping, and associated fixtures at the subdivision entrance to visually define and control entrance to the subdivision are allowable options that are not required by code.
6. **Street Lights.** (Hawai'i County Code §23-93). This exception is approved to allow design flexibility in the placement and design of the street lights. This is granted with the understanding that all street lights shall meet with the Hawaii County Code, Chapter 14, Article 9, Outdoor Lighting.
7. **Street Name and Traffic Signs.** (Hawai'i County Code §23-93). This exception I approved to allow the use of custom street name and traffic signage. All signs shall meet AASHTO standards and are in accordance with the current Manual on Uniform Traffic control devices to maximize motorist recognition and respect.
8. **Right-of-way Improvement.** (Hawai'i County Code §23-95). This exception is approved to allow deviation from the standard requirements that the entire road right-of-way be improved and the actual roadway standards to be constructed. A pavement width of 20' within a 50 foot right of way is allowed. Grassed/graveled shoulders and swales on either side shall be allowed in lieu of curbs, gutters, and sidewalks. The pavement may be offset from the centerline of the right-of-way to accommodate the landscaping features. However, in no instance shall the offset pavement result in a shoulder/swale of less than 5 feet wide. A clear zone shall be provided in accordance with the Roadside Design Guide, where applicable. Sight distance on the inside of curves may be compromised by offsetting the pavement as shown and should be evaluated by the design engineer. Sight distance easements should be provided, where warranted, and maintained. The Homeowner's Association shall maintain all of the Project's street right-of-ways.

CONDITIONS OF APPROVAL

The Planning Director approves the MK Parcel F, LLC Planned Unit Development (PUD 14-000027) subject to the following conditions:

1. **Permit Runs with the Land.** The applicant, its successors, or assigns, shall be responsible for complying with all of the stated conditions of approval.
2. **Master Plan and Street Layout.** The proposed Planned Unit Development shall be developed in a manner, substantially, as represented by the applicant within the application for this Planned Unit Development.
3. **Historical and Archaeological Considerations.** The Archaeological Inventory Survey reviewed by the DLNR-SHPD has determined that no historic properties will be affected by this project. In the event any historic properties are encountered, the project shall be subject to further review by DLNR-SHPD.
4. **Potable Water System.** Potable water shall be provided and extended to all of the buildable lots and CPR units.
5. **Roadway Design Guidelines.** All non-dedicable roadways shall be constructed to follow the guidelines incorporated in the Hawai'i Statewide Uniform Design Manual for Streets and Highways or the applicable AASHTO design guide for the appropriate design speed. The geometric design of the interior subdivision roads should be based on the AASHTO Guidelines for Geometric Design of Low Volume Roads (average daily traffic volume of less than 400 vehicle trips per day).
6. **Utilities.** All utilities shall be installed underground.
7. **Construction Plan Review by Fire Department.** The Applicant shall consult with the HFD to ensure conformance of roads, water, and placement of LP Gas tanks for emergency and firefighting purposes within the Project Site to meet the minimum requirements of the Fire Code. Besides the DPW and DWS, construction plans shall also be submitted to the HFD for review.
8. **No Additional Dwellings.** The Applicant shall record a declaration affecting all proposed units within the Planned Unit Development which shall give notice that the terms of this Planned Unit Development approval shall prohibit the construction of a second dwelling unit on each lot. The proposed declaration is to be recorded with the Bureau of Conveyances by the applicant at their cost and expense. A copy of the recorded document shall be forwarded to the Planning Department.
9. **Compliance with Other Rules and Conditions.** The applicant shall comply with all other applicable rules, regulations and requirements. Other applicable conditions set forth under the "Approved Exceptions" section of this letter as well as the requirements of the affected agencies as contained in the "Agencies' Review" section are incorporated herein as conditions of approval.

Kevin J. Hayes, Managing Member
MK Parcel F, LLC
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10. **Time Extension.** Pursuant to Section 25-2-7 of the Zoning Code, and in accordance with the terms and approvals granted by this PUD approval, compliance with the conditions of this PUD shall commence within two (2) years from the date of this approval. If the applicant should require an extension of time, the applicant may request a time extension pursuant to Section 25-6-14 (Time extensions and amendments).

Should any of the conditions fail to be met or substantially complied with in a timely fashion, the Director shall initiate the nullification of the Planned Unit Development approval.

Sincerely,



DUANE KANUHA
Planning Director

JRH/SG:nci

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Encls: Exhibits

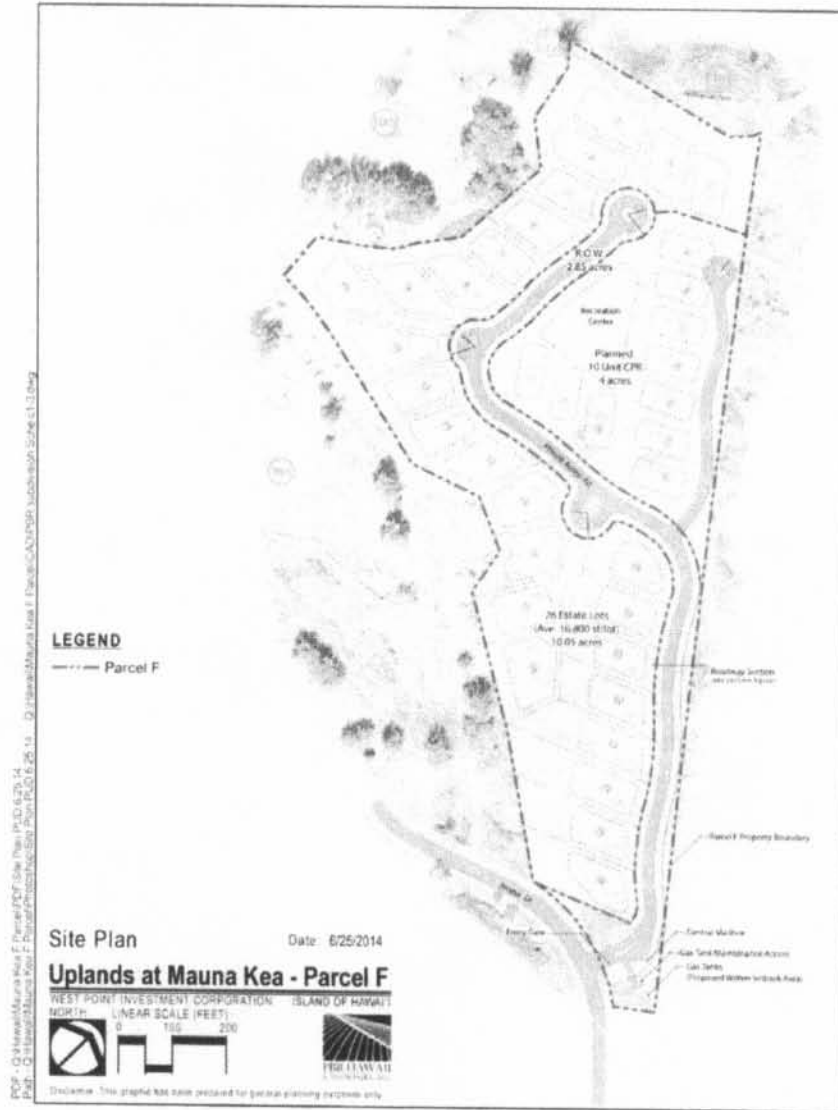
xc: DPW, Engineering (Hilo and Kona)
DWS
HFD

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100 Pauahi Street, Suite 212
Hilo, HI 96720

Planning Dept. (Kona) - D. Bugado, SKCDP Planner
SUB-14-001397
GIS Section, G. Bailado (via e-mail)

FIGURE 7. SITE PLAN





SidneyFuKe, Planning Consultant

101 Paauhahi Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 969-1522 • Cell: (808) 969-0940
E-mail: info@sidneyfuke.com

• Planning • Variances • Zoning
• Subdivisions • Land Use Permits
• Environmental Reports

November 24, 2014 2:04 PM 3/5

Mr. Duane Kamaha, Director
Planning Department
COUNTY OF HAWAII
101 Paauhahi Street
Hilo, Hawaii 96720

ATTN: Ms. Susan Gagorik

Dear Mr. Kamaha:

Subject: **Planned Unit Development Application (PUD 14-000027)**
APPLICANT: MK Parcel F, LLC
TMK: (3) 6-02-013; 018

This is to confirm my discussion this date with Ms. Susan Gagorik of your staff regarding the subject matter. Pursuant to this discussion, I wish to confirm that while it was the applicant's objective to also secure relief - from an overall project design perspective - from constructing county dedicable standard roads within the project site, it was not explicitly stated. We apologize for this oversight and appreciate your staff's pointing this out.

Accordingly, we respectfully request the PUD application to also include relief from the county dedicable standard roadway requirements as required by Section 23-86, Requirements for Dedicable Streets. Thank you very much!

Should you have any questions on this matter, please feel free to contact me. Thank you very much.

Sincerely,

SIDNEY M. FUKU
Planning Consultant

Copy - Mr. Kevin Hayes, MK Parcel F, LLC via email
Mr. Roy Takemoto, PBR Hawaii and Associates via email

095542



SidneyFuKe, Planning Consultant

101 Paauhahi Street, Suite 212 • Hilo, Hawaii 96720
Telephone: (808) 969-1522 • Cell: (808) 969-0940
E-mail: info@sidneyfuke.com

• Planning • Variances • Zoning
• Subdivisions • Land Use Permits
• Environmental Reports

November 5, 2014

Mr. Duane Kamaha, Director
Planning Department
COUNTY OF HAWAII
101 Paauhahi Street
Hilo, Hawaii 96720

ATTN: Ms. Susan Gagorik

Dear Mr. Kamaha:

Subject: **Planned Unit Development Application (PUD 14-000027)**
APPLICANT: MK Parcel F, LLC
TMK: (3) 6-02-013; 018

This is to confirm my November 3 discussion with Ms. Susan Gagorik of your staff regarding the subject matter. Pursuant to this discussion, I wish to confirm the applicant's position on the following matters:

- a. Your staff indicated that detached bedrooms are allowed without regard to its size in the RM-6 zone, provided that the bedroom or structure has no kitchen and/or improvements or facilities that would meet the definition of a dwelling unit. The intent of the application was to allow detached bedrooms without limitation to the 500 square foot cap. As such, the requested relief related to the "guest house" is hereby withdrawn.
- b. Retainably, the guest house is considered an "accessory" structure with a maximum height limit of 20 feet. Although, the requested relief was to increase the height cap to 35 feet, the applicant agrees that having 35-foot tall accessory structures (although not the applicant's intent) could visually dominate a site. As such, it is satisfied with the 20-foot height cap for accessory structures and thus withdraws that aspect of the request.

Should you have any questions on this matter, please feel free to contact me. Thank you very much.

Sincerely,

SIDNEY M. FUKU
Planning Consultant

Copy - Mr. Kevin Hayes, MK Parcel F, LLC via email
Mr. Roy Takemoto, PBR Hawaii and Associates via email

William F. Kneel
Mayor

Walter K.M. Lee
Managing Director



County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
345 Keoluana Street, Suite B • Hilo, Hawaii 96720
(808) 961-4803 • Fax: (808) 961-4086
<http://www.hawaii.gov/dem>

BJ Leithhead Todd
Director

John A. Medeiros
Deputy Director

PLANNING DEPARTMENT
COUNTY OF HAWAII
2014 SEP 16 PM 3:06

MEMORANDUM

Date : DATE
To : DUANE KANUHA, Planning Director
From : BJ LEITHEAD TODD, Director
Subject: PLANNED UNIT DEVELOPMENT (PUD-14-00027)
Applicant: MK PARCEL F, LLC
Owner: MK PARCEL F, LLC
Request: PUD: MAUNA KEA RESORT PARCEL F
TMK: 6-2-013-018

The Solid Waste Division has reviewed the subject application and offers the following recommendations (Please note Wastewater Division's comments will be submitted separately):

DEPARTMENT COMMENTS:

- () Wastewater Division had no comment as this area is not a sewer and there are no immediate plans for sewerage of the area.
 - () Other
- SOLID WASTE COMMENTS: (Contact Solid Waste Division for details.)
- () No comments
 - () Commercial operations, State and Federal agencies, religious entities and non-profit organizations may not use transfer stations for disposal.
 - (X) Aggregates and any other construction/demolition waste should be responsibly reused to its fullest extent.
 - (X) Ample and equal room should be provided for rubbish and recycling.
 - (X) Green waste may be transported to the green waste sites located at the West Hawai'i Sanitary Landfill and East Hawai'i Sanitary Landfill, or other suitable diversion programs.
 - () Construction and demolition waste is prohibited at all County Transfer Stations.
 - () Submit Solid Waste Management Plan in accordance with attached guidelines.
 - () Existing Solid Waste Management Plan is to be followed. Provide update to the department on current status.
 - () Other:

094211

County of Hawaii is an Equal Opportunity Provider and Employer.

William F. Kneel
Mayor

Walter K.M. Lee
Managing Director



County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
345 Keoluana Street, Suite B • Hilo, Hawaii 96720
(808) 961-4803 • Fax: (808) 961-4086
<http://www.hawaii.gov/dem>

BJ Leithhead Todd
Director

John A. Medeiros
Deputy Director

MEMORANDUM

Date : September 10, 2014
To : DUANE KANUHA, Planning Director
From : BJ LEITHEAD TODD, Director
Subject: PLANNED UNIT DEVELOPMENT (PUD-14-00027)
Applicant: MK PARCEL F, LLC
Owner: MK PARCEL F, LLC
Request: PUD: MAUNA KEA RESORT PARCEL F
TMK: 6-2-013-018

The Wastewater Division has reviewed the subject application and offers the following recommendations (please see Solid Waste Division comments will be submitted separately):

DEPARTMENT COMMENTS:

- (X) No comments
- () Require connection of existing and/or proposed structures to the public sewer in accordance with Section 21-5 of the Hawai'i County Code.
- () Check or line out as applicable. [] If required by the Director of the Department of Environmental Management ("Director of DEM"), [] applicant shall conduct a sewer study in accordance with the then applicable wastewater system design standards prior to approval to connect to the County sewer system. Applicant shall provide such sewer line or other facility improvements as the Director of DEM may reasonably require, which the sewer study may indicate are advisable for mitigation of impacts of the proposed project. Contact Wastewater Division Chief for details.
- () Other:

County of Hawaii is an Equal Opportunity Provider and Employer.

William F. Kenoi
Mayor



Darren J. Rosario
Fire Chief
Ramaick J. Victoriano
Deputy Fire Chief

September 17, 2014
2014 SEP 18 PM 4:39
County of Hawaii
HAWAII FIRE DEPARTMENT
25 Avenida Street • Room 2081 • Hilo, Hawaii 96720
(808) 932-2900 • Fax (808) 932-2928

September 17, 2014

TO: DUANE KANUHA, PLANNING DIRECTOR
FROM: DARREN J. ROSARIO, FIRE CHIEF
SUBJECT: PLANNED UNIT DEVELOPMENT (PUD 14-000027)
APPLICANT: MK PARCEL F, LLC
OWNER: MK PARCEL F, LLC
REQUEST: PUD: MAUNA KEA RESORT PARCEL F
TAX MAP KEY: 6-2-013018

In regards to the above-mentioned PUD, the Hawaii Fire Department recommends denial of this application due to not meeting code requirements for fire access. The following shall be in accordance:

NFPA 1 - UNIFORM FIRE CODE, 2006 EDITION
Note: NFPA 1, Hawaii State Fire Code with County amendments. County amendments are identified with a preceding "C-" of the reference code.

Chapter 18 Fire Department Access and Water Supply

18.1 General. Fire department access and water supplies shall comply with this chapter.

For occupancies of an especially hazardous nature, or where special hazards exist in addition to the normal hazard of the occupancy, or where access for fire apparatus is unduly difficult, or areas where there is an inadequate fire flow, or inadequate fire hydrant spacing, and the AHJ may require additional safeguards including, but not limited to, additional fire appliance units, more than one type of appliance, or special systems suitable for the protection of the hazard involved.

18.1.1 Plans.

18.1.1.1 Fire Apparatus Access. Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.

18.1.1.2 Fire Hydrant Systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

Hawaii County is an Equal Opportunity Provider and Employer.



094284

SEE ATTACHED
COPY OF PUD



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
100 SOUTH KING STREET, 15TH FLOOR
HONOLULU, HAWAII 96813



WILLIAM A. IKA
DIRECTOR
DEPARTMENT OF LAND AND NATURAL RESOURCES
100 SOUTH KING STREET, 15TH FLOOR
HONOLULU, HAWAII 96813
WILLIAM A. IKA
DIRECTOR
DEPARTMENT OF LAND AND NATURAL RESOURCES
100 SOUTH KING STREET, 15TH FLOOR
HONOLULU, HAWAII 96813

September 12, 2014

Duane Kanuha
Planning Director
County of Hawaii
101 Puuahi Street Suite 3
Hilo, HI 96720

SUBJECT: Chapter 65-42 Historic Preservation Review -
County of Hawaii's Planned Unit Development Application No. (PUD) 14-000027
Mauna Kea Parcel F LLC
Oahu Akupuni, South Kohala District, Island of Hawaii
TMK: (3) 6-2-013018

LOG NO: 2014.3914
DOC NO: 1409M/16
Archaeology

PLANNING DEPARTMENT
COUNTY OF HAWAII
2014 SEP 18 PM 4:39

Thank you for the opportunity to review this PUD application that was received by our office on September 10, 2014. The application indicates the aforementioned TMK parcel, which totals 16.896 acres, will be subdivided into a master planned 26 estate lots and 10 condo villas with various variances for cut de sac, road design, and other variances conducive to resort residential development. A review of our records indicates that the project area has been subjected to an archaeological inventory survey, and no historic properties were identified. The report was submitted as an archaeological assessment (Corbin 2006, SHPD Rpt. No H-2097). Because the project area has been subjected to an archaeological assessment and no historic properties were identified, SHPD has reached a determination of no historic properties affected for this proposed subdivision pursuant to HAR 13-284-4(0). In the event that historic resources, including human skeletal remains, structural remains, sand deposits, midden deposits, or lava tubes are identified during construction activities, please cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division at (808) 933-9833.

Please contact Mike Vironsek at (808) 652-1510 or Michael.Vironsek@hawaii.gov if you have any questions or concerns regarding this letter.

Aloha,

Mike Vironsek

Michael Vironsek
Lead Archaeologist Hawaii Island Section
Historic Preservation Division

094271

18.2.3.1.4 When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

18.2.3.2 Access to Building.

18.2.3.2.1 A fire department access road shall extend to within in 50 ft (15 m) of at least one exterior door that can be opened from the outside that provides access to the interior of the building. Exception: 1 and 2 single-family dwellings.

18.2.3.2.1.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.1 shall be increased to 300 feet.

18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be increased to 450 ft (137 m).

18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

18.2.3.4 Specifications.

18.2.3.4.1 Dimensions.

C- 18.2.3.4.1.1 FDAR shall have an unobstructed width of not less than 20ft with an approved turn around area if the FDAR exceeds 150 feet. Exception: FDAR for one and two family dwellings shall have an unobstructed width of not less than 15 feet, with an area of not less than 20 feet wide within 150 feet of the structure being protected. An approved turn around area shall be provided if the FDAR exceeds 250 feet.

C- 18.2.3.4.1.2 FDAR shall have an unobstructed vertical clearance of not less than 13ft 6 in.

C- 18.2.3.4.1.2.1 Vertical clearances may be increased or reduced by the AHJ, provided such increase or reduction does not impair access by the fire apparatus, and approved signs are installed and maintained indicating such approved changes.

REVISIONS

NO.	DATE	DESCRIPTION
1	09/17/14	ISSUED
2	09/17/14	ISSUED
3	09/17/14	ISSUED
4	09/17/14	ISSUED
5	09/17/14	ISSUED
6	09/17/14	ISSUED
7	09/17/14	ISSUED
8	09/17/14	ISSUED
9	09/17/14	ISSUED
10	09/17/14	ISSUED
11	09/17/14	ISSUED
12	09/17/14	ISSUED
13	09/17/14	ISSUED
14	09/17/14	ISSUED
15	09/17/14	ISSUED
16	09/17/14	ISSUED
17	09/17/14	ISSUED
18	09/17/14	ISSUED
19	09/17/14	ISSUED
20	09/17/14	ISSUED

DATE: 09/17/14
BY: Duane Kamtha
PROJECT: September 17, 2014
PAGE: Page 2

18.2 Fire Department Access.

18.2.1 Fire department access roads shall be provided and maintained in accordance with Section 18.2.

18.2.2* Access to Structures or Areas.

18.2.2.1 Access Box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.

18.2.2.2 Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

18.2.2.3 Access Maintenance. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

18.2.3 Fire Department Access Roads. (*may be referred as FDAR)

18.2.3.1 Required Access.

18.2.3.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

18.2.3.1.2 Fire Department access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.

18.2.3.1.3* When not more than two one- and two-family dwellings or private garages, carports, sheds, agricultural buildings, and detached buildings or structures 400ft² (37 m²) or less are present, the requirements of 18.2.3.1 through 18.2.3.2.1 shall be permitted to be modified by the AHJ.

18.2.4.2.3 Roads, trails, and other accessways that have been closed and obstructed in the manner prescribed by 18.2.4.2.1 shall not be trespassed upon or used unless authorized by the owner and the AHJ.

18.2.4.2.4 Public officers acting within their scope of duty shall be permitted to access restricted property identified in 18.2.4.2.1.

18.2.4.2.5 Locks, gates, doors, barricades, chains, enclosures, signs, tags, or seals that have been installed by the fire department or by its order or under its control shall not be removed, unlocked, destroyed, tampered with, or otherwise vandalized in any manner.

18.3 Water Supplies and Fire Hydrants

18.3.1* A water supply approved by the county, capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ. For on-site fire hydrant requirements see section 18.3.3.

EXCEPTIONS:

1. When facilities or buildings, or portions thereof, are completely protected with an approved automatic fire sprinkler system the provisions of section 18.3.1 may be modified by the AHJ.
2. When water supply requirements cannot be installed due to topography or other conditions, the AHJ may require additional fire protection as specified in section 18.3.2 as amended in the code.
3. When there are not more than two dwellings, or two private garage, carports, sheds and agricultural. Occupancies, the requirements of section 18.3.1 may be modified by AHJ.

18.3.2* Where no adequate or reliable water distribution system exists, approved reservoirs, pressure tanks, elevated tanks, fire department tanker shuttles, or other approved systems capable of providing the required fire flow shall be permitted.

18.3.3* The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on a fire apparatus access road on the site of the premises or both, in accordance with the appropriate county water requirements.

18.3.4 Fire Hydrants and connections to other approved water supplies shall be accessible to the fire department.

18.2.3.4.6.3 Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

18.2.3.4.7 **Traffic Calming Devices.** The design and use of traffic calming devices shall be approved the AHJ.

18.2.3.5 Marking of Fire Apparatus Access Road.

18.2.3.5.1 Where required by the AHJ, approved signs or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof of both.

18.2.3.5.2 A marked fire apparatus access road shall also be known as a fire lane.

18.2.4* Obstruction and Control of Fire Department Access Road.

18.2.4.1 General.

18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.

18.2.4.1.3* Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.

18.2.4.1.4 Entrances to fire departments access roads that have been closed with gates and barriers in accordance with 18.2.4.2.1 shall not be obstructed by parked vehicles.

18.2.4.2 Closure of Accessways.

18.2.4.2.1 The AHJ shall be authorized to require the installation and maintenance of gates or other approved barricades across roads, trails, or other accessways not including public streets, alleys, or highways.

18.2.4.2.2 Where required, gates and barricades shall be secured in an approved manner.

- (2) Minimum pipe diameter sizes from the water supply to the Fire Department Connection (FDC) shall be as follows:
- (a) 4" for C900 PVC pipe;
 - (b) 4" for C906 PE pipe;
 - (c) 3" for ductile iron;
 - (d) 3" for galvanized steel.
- (3) The Fire Department Connection (FDC) shall:
- (a) be made of galvanized steel;
 - (b) have a gated valve with 2-1/2 inch, National Standard Thread male fitting and cap;
 - (c) be located between 8 ft and 16 ft from the Fire department access. The location shall be approved by the AHJ;
 - (d) not be located less than 24 inches, and no higher than 36 inches from finish grade, as measured from the center of the FDC orifice;
 - (e) be secure and capable of withstanding drafting operations. Engineered stamped plans may be required;
 - (f) not be located more than 150 feet of the most remote part, but not less than 20 feet, of the structure being protected;
 - (g) also comply with section 13.1.3 and 18.2.3.4.6.1 of *this code*;
- (4) Commercial buildings requiring a fire flow of 2000gpm shall be provided with a second FDC. Each FDC shall be independent of each other, with each FDC being capable of flowing 500gpm by engineered design standards. The second FDC shall be located in an area approved by the AHJ with the idea of multiple Fire apparatus' conducting drafting operations at once, in mind.
- (5) Inspection and maintenance shall be in accordance to NFPA 25.
- (6) The owner or lessee of the property shall be responsible for maintaining the water level, quality, and appearances of the system.

EXCEPTIONS TO SECTION 18.3.8:

- (1) Agricultural buildings, storage sheds, and shade houses with no combustible or equipment storage.
- (2) Buildings less than 800 square feet in size that meet the minimum Fire Department Access Road requirements.
- (3) For one and two family dwellings, agricultural buildings, storage sheds, and detached garages 800 to 2000 square feet in size, and meet the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 1000 feet.
- (4) For one and two family dwellings, agricultural buildings, and storage sheds

18.3.5 Private water supply systems shall be tested and maintained in accordance with NFPA 25 or county requirements as determined by the AHJ.

18.3.6 Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way.

18.3.7 The AHJ shall be notified whenever any fire hydrant is placed out of service or returned to service. Owners of private property required to have hydrants shall maintain hydrant records of approval, testing, and maintenance, in accordance with the respective county water requirements. Records shall be made available for review by the AHJ upon request.

C- 18.3.8 Minimum water supply for buildings that do not meet the minimum County water standards:

Buildings up to 2000 square feet, shall have a minimum of 3,000 gallons of water available for Firefighting.

Buildings 2001 - 3000 square feet, shall have a minimum of 6,000 gallons of water available for Firefighting.

Buildings, 3001 - 6000 square feet, shall have a minimum of 12,000 gallons of water available for Firefighting.

Buildings, greater than 6000 square feet, shall meet the minimum County water and fire flow requirements.

Multiple story buildings shall multiply the square feet by the amount of stories when determining the minimum water supply.

Commercial buildings requiring a minimum fire flow of 2000gpm per the Department of Water standards shall double the minimum water supply reserved for firefighting.

Fire Department Connections (FDC) to alternative water supplies shall comply with 18.3.8 (1)-(6) of *this code*.

NOTE: In that water catchment systems are being used as a means of water supply for firefighting, such systems shall meet the following requirements:

- (1) In that a single water tank is used for both domestic and firefighting water, the water for domestic use shall not be capable of being drawn from the water reserved for firefighting.

William P. Kraai
Mayor

PLANNING DEPARTMENT
COUNTY OF HAWAII



Harry S. Kahoohaione
Police Chief

Paul K. Ferreira
Deputy Police Chief

28th SEP 26 PM 2:23

County of Hawai'i

POLICE DEPARTMENT
349 Kapalama Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-4289

September 25, 2014

TO : DONNE KAHUHA, PLANNING DIRECTOR
FROM : PAUL H. MEALOHA, JR., ASSISTANT CHIEF, AREA II OPERATIONS
SUBJECT : APPLICATION: PLANNED UNIT DEVELOPMENT (PUD-14-000027)
APPLICANT: MK PARCEL F, LLC
OWNER: MK PARCEL F, LLC
REQUEST: PUD: MAUNA KEA RESORT PARCEL F
TAX MAP KEY: 6-2-013-018

The above-referenced project has been reviewed, and we have no comments to offer at this time.

Should you have any questions, please contact Captain Albert Cortez, Commander of the North Kohala District, at 889-6540.

AC/Jbl
85-4678

Donne Kamaha
September 17, 2014
Page 9

greater than 2000 square feet, but less than 3000 square feet and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 500 feet.
(5) For buildings with an approved automatic sprinkler system, the minimum water supply required may be modified.

If there are any questions regarding these requirements, please contact the Fire Prevention Bureau at (808) 323-4760.

Dh
DARREN J. ROSARIO
Fire Chief
KT/lc

094462

"Hawaii's County is an Equal Opportunity Provider and Employer"

County of Hawaii
Department of Public Works - Traffic Division

5-Aug-14

Review Comments

To: Duane Kanuha, Planning Director
From: Kent Tsutsumi (KTT), Traffic Division, Street Lights and Signals Section
Project Name: Planned Unit Development-Mauna Kea Resort-Parcel F
DPW Folder:
TMK:

Item	ShiDwg No	Comment	By
1		Street Light illumination: to contain less than 1% blue light content and full-cutoff feature (illumination below the 90° plane only) with respect to the Dark Sky Initiative and to minimize the lighting impact to the Mauna Kea Astronomy Telescopes.	KTT
2			
3			

DEPARTMENT OF PUBLIC WORKS - TRAFFIC DIVISION
COUNTY OF HAWAII

PLAN REVIEW COMMENT SHEET

Memorandum No. 2014 - 516 Date Received: 9/9/2014
To: Duane Kanuha - Planning Director Date Transmitted: 9/26/2014

From: Traffic Division
Subdivision/Project: Planned Unit Development-Mauna Kea Resort Parcel F
Subdivision/Project No: TMK:

SIGNS/MARKINGS:

1. R. Haupoopo Review Date: 9/22/14 Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

Proposed roadways shall be privately owned and maintained per PUD application.

2. C. Hitada Review Date: _____ Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

STREET LIGHTS/TRAFFIC SIGNALS:

3. K. Tsutsumi Review Date: 9/24/2014 Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

4. M. Ignacio Review Date: _____ Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

Administrations:

5. A. Takaba Review Date: 9/25/2014 Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

6. R. Thiel Review Date: 9/25/2014 Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

Memorandum to PD - PUD 14-000027
September 25, 2014
Page 2 of 2

Section 23-87 Based on the existing zoning, Section 23-86 does not apply to the subject project. We would consider Section 23-86 to be applicable but only to the required pavement section, which is not specified in the application.

Section 23-93 Street Lights
All streetlights shall meet with the current outdoor lighting ordinance.

Section 23-94 Street Name and Traffic Signs Section 23-94 DPW does not review traffic and street signs or striping on private roads except at County road intersections, where such signs and markings are required to meet County Standards. Nevertheless, we recommend signs and markings in accordance with the current edition of the Manual on Uniform Traffic Control Devices to maximize motorist recognition and respect.

Section 23-95 Right-of-Way Improvement
Figure 7 does not present a typical fill section. We recommend providing a clear zone in accordance with the Roadside Design Guide, where applicable. Sight distance on the inside of curves may be compromised by offsetting the pavement as shown on Figure 7 and should be evaluated by the design engineer. Sight distance easements should be provided, where warranted, and maintained.


Should there be any questions concerning this matter, please feel free to contact Kiran Emler of our Kona Engineering Division office at 323-4851.

KE
copy: ENG-HILO/KONA

Memorandum

DATE: September 25, 2014

TO: Duane Kanuha, Planning Director
Planning Department

FROM: Ben Ishii, Division Chief, 
Engineering Division

SUBJECT: Planned Unit Development Application (PUD 14-000027)
Applicant: MK Parcel F, LLC
Owner: MK Parcel F, LLC
Location: Mauna Kea Resort, S. Kohala, HI
TMK: 3 / 6-2-013:018

We reviewed the subject application and our comments to each variance request are as follows. We assume in making our comments that as stated by the applicant, the roads will remain in private ownership; not eligible for conveyance to the County.

Section 23-35 No comments or objections.

Section 23-45 Intersection Angles; Corner Radius
The preliminary plat does not appear to apply the requested variance. Pavement radii should be evaluated by an engineer for the design vehicle.

Section 23-48 Curbcuts
We defer to the Hawaii County Fire Department regarding the acceptable turnaround geometry for emergency vehicles.

Section 23-50 Grades and Curves
DPW does not agree with giving a blanket variance from this section. A variance is unnecessary as reasonable administrative relief is available in Section 23-50(b). The applicant should be required to justify specific applications, meeting the required criteria for non-conformance. Maximum street grades shall not exceed DPW policy. The applicant shall meet the AASHTO geometric design guidelines for appropriate design speeds and traffic volumes. We have no objection to the use of the AASHTO Policy on Geometric Design of Highways and Streets for Low Volume Roads (Less than 400 vehicle trips per day) for private streets with ADT less than 400.

Section 23-35 No comments or objections.



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
 345 KEKUAOHA STREET, SUITE 20 • HILO, HAWAII 96720
 TELEPHONE (808) 961-6050 • FAX (808) 961-8857

October 9, 2014

PLANNING DEPARTMENT
 COUNTY OF HAWAII
 2014 OCT 10 PM 2:41

TO: Mr. Duane Kamaha, Director
 Planning Department

FROM: Quirino Antonio, Jr., Manager-Chief Engineer

SUBJECT: PLANNED UNIT DEVELOPMENT APPLICATION (PUD 14-000027)
 APPLICANT - MK PARCEL F, LLC
 TAX MAP KEY 6-2-013-018

We have reviewed the subject application and have the following comments.

Please be informed that due to Mauna Kea Properties involvement in water system improvements for the Mauna Kea Uplands subdivision, 550 units of water was allocated to the entire subdivision.

However, the Department requests estimated maximum daily water usage calculations, prepared by a professional engineer licensed in the State of Hawaii, for all domestic and non-domestic water uses within the development (e.g., landscape irrigation), for review and approval. The water usage calculations should include the estimated peak-flow in gallons per minute and the total maximum daily water use in gallons per day.

Upon acceptance of the water usage calculations, the Department will determine if there is an adequate amount of water units for the development. A letter is required to be submitted to this Department from Mauna Kea Properties (MKP) granting the required water units.

Please be informed that there is an existing 12-inch waterline within Annau Drive fronting the subject parcel.

For the applicant's information, final subdivision approval will be subject to compliance with the following requirements:

1. Construct necessary water system improvements, which shall include, but not be limited to:
 - a. water mains capable of delivering water at adequate pressure and volume under peak-flow and fire-flow conditions; the minimum diameter of which shall be 8 inches,
 - b. service laterals that will accommodate an appropriate sized meter to each additional lot,
 - c. subject to other agencies' requirements to construct improvements within the road rights-of-way fronting the property affected by the proposed development, the applicant shall be responsible for the relocation and adjustment of the Department's affected water system facilities, should they be necessary, and

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Mr. Duane Kamaha, Director
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- d. fire hydrants spaced no more than 300 feet apart.
- Submit construction plans and design calculations prepared by a professional engineer, registered in the State of Hawaii, for review and approval.
2. Remit any prevailing facilities charge, which is subject to change, in accordance with the Department's Rules and Regulations.

3. The appropriate documents shall be submitted, properly prepared and executed, to convey the water system improvements and necessary easements to the Water Board of the County of Hawaii prior to final subdivision approval being granted. A registered land surveyor shall stamp and certify the metes and bounds description within the conveyance documents. However, prior to water meter services being granted to the development, or any lots within, the conveyance documents shall be accepted by the Water Board.

Should there be any questions, please contact Mr. Ryan Quilioriano of our Water Resources and Planning Branch at 961-8070, extension 256.

Sincerely yours,


 Quirino Antonio, Jr., P.E.
 Manager-Chief Engineer

RQ:dfg

copy - MK Parcel F, LLC
 Mr. Sidney Folke, Planning Consultant