

**COUNCIL OF THE COUNTY OF MAUI**  
**POLICY COMMITTEE**

November 7, 2008

**Committee**  
**Report No.**

08-143

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Policy Committee, having met on October 14, 2008 and October 21, 2008, makes reference to County Communication No. 07-13, from the Council Chair, relating to Council approval of proposed affordable housing projects pursuant to Chapter 201H, Hawaii Revised Statutes (HRS).

By correspondence dated October 6, 2008, the Director of Housing and Human Concerns transmitted the following:

1. An application for the development of the Kula Ridge Residential Workforce Housing Subdivision in Kula, Maui, Hawaii, TMK: (2) 2-3-01:174 (proposed project), pursuant to Section 201H-38, HRS. The proposed project consists of approximately 116 improved lots with approximately 70 lots set aside for workforce housing or affordable house-lot packages. Affordable house-lot units are proposed to be integrated with market-priced lots.
2. A proposed resolution entitled "APPROVING THE KULA RIDGE RESIDENTIAL WORKFORCE HOUSING SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to approve the proposed project with various exemptions from requirements contained in the Maui County Code and Hawaii Administrative Rules relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units.
3. A proposed resolution entitled "APPROVING WITH MODIFICATION THE KULA RIDGE RESIDENTIAL WORKFORCE HOUSING SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to approve the proposed project with the modifications in Exhibit "1" and various exemptions from requirements contained in the Maui County

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Code and Hawaii Administrative Rules relating to planning, zoning, construction standards for subdivisions, the development and improvement of land, and the construction of dwelling units in Exhibit "2".

4. A proposed resolution entitled "DISAPPROVING THE KULA RIDGE RESIDENTIAL WORKFORCE HOUSING SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES". The purpose of the proposed resolution is to disapprove the proposed project.

Your Committee notes that pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove affordable housing projects by resolution within 45 days after the preliminary plans and specifications for the project have been submitted to the Council, or the project shall be deemed approved. The Council has until November 20, 2008 to act on this application, or it will be deemed approved.

Your Committee further notes that Kula Ridge, LLC is the applicant of the proposed project.

Your Committee further notes that the applicant has authorized its planning consultant, Munekiyo & Hiraga, Inc., to prepare, file, process, and obtain all necessary applications for the implementation of the proposed project.

By correspondence dated October 8, 2008, Liane Matsumoto submitted testimony in support of the proposed project.

By correspondence dated October 9, 2008, your Committee's Chair transmitted testimony from Al and Jeanne Rabold in opposition to the proposed project.

By separate correspondences dated October 10, 2008, Devin Kan-Hai, Taryn Perry, and Jessica Gerdel submitted testimony in support of the proposed project.

By correspondence received on October 10, 2008, Curt Hashimoto submitted testimony in support of the proposed project.

By correspondence dated October 12, 2008, William Neil submitted testimony in support of the proposed project.

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By correspondence received on October 13, 2008, T. Serrano submitted testimony in support of the proposed project.

By separate correspondences dated October 13, 2008, Elizabeth Suter, Eric Neuhart, Jeffrey Watanabe, and Cathy Riley on behalf of Veronica Farrell and Tim O'Connor submitted testimony in support of the proposed project.

By correspondence dated October 13, 2008, Rowena Dagdag, Munekiyo & Hiraga, Inc., transmitted copies of documents related to the State Department of Transportation's comments on the Draft Environmental Assessment for the proposed project.

By separate correspondences dated October 14, 2008, Wailua De Lima, Cathy Riley on behalf of Suzette Marlow, Birgitte Golden, and Matt Holton submitted testimony in support of the proposed project.

At its meeting of October 14, 2008, your Committee met with the Director of Parks and Recreation; the Planning Director; the Director of Public Works; the Deputy Director of Housing and Human Concerns; the Deputy Director of Water Supply; a Captain, Fire Prevention Bureau, Department of Fire and Public Safety; a Police Sergeant, Department of Police; a Deputy Corporation Counsel; Clayton Nishikawa, Kula Ridge, LLC, the applicant; Michael Munekiyo and Rowena Dagdag, Munekiyo & Hiraga, Inc., the applicant's planning consultant; and Stacy Otomo, Otomo Engineering, Inc., the applicant's civil engineer.

Your Committee received public testimony in support of the proposed project from six individuals. A representative from the Kula Community Association expressed concerns related to traffic, sidewalks, and water availability. Your Committee also received a copy of the electronic presentation entitled "Kula Ridge Residential Workforce Housing Subdivision: Presentation to Council Policy Committee, October 14, 2008", from Ms. Dagdag.

Your Committee received a presentation providing an overview of the proposed project from Ms. Dagdag. The presentation included maps and conceptual plans of the proposed project, and the exemptions requested by the applicant.

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Your Committee expressed concern that construction of the proposed project's water well has not begun, and that none of the required tests have been run to determine the viability of the well or the cost to pump water. Mr. Munekiyo informed your Committee that the applicant intended to begin construction of the well after entitlements from the County and approval from the State Land Use Commission for the proposed project are granted. Development of the well is projected to take 18 to 24 months.

Your Committee discussed whether the proposed project is truly affordable, and requested that the applicant provide the cost of providing water to the residents, homeowner association dues, and any other add-on costs to potential owners. Mr. Munekiyo stated that those costs have not yet been determined.

Your Committee also discussed concerns that there are no sidewalks on Lower Kula Road and that children residing in the proposed project would be walking along that roadway to attend local schools. Mr. Nishikawa stated that Kula Ridge, LLC does not own the property along Lower Kula Road and cannot provide sidewalks in that location.

Your Committee expressed concern that the proposed project's new park would not have a comfort station and that access to the bathrooms in the adjacent Kula Community Center is not always available.

Your Committee requested that the Director of Parks and Recreation provide a copy of the lease agreement for the property where the Kula Community Center is located, the Department's recommendation relating to the type of access-way that should be created between the Kula Community Center and the proposed three-acre park, and whether the property to be designated as Open Space in the proposed project would be dedicated to the County or remain private.

Your Committee also requested that the applicant's planning consultant provide a map displaying the second exit/egress to the proposed subdivision, a diagram of the R-0 Zero Lot Line concept for the proposed project, the total cost of the exemptions requested for the proposed project, and a statement about whether the proposed Open Space designation in the proposed project would be dedicated to the County or remain private.

Your Committee deferred consideration of the matter pending further discussion.

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By separate correspondences dated October 17, 2008, Darrin S. Rowan, and Rose and Bill Valle submitted testimony in support of the proposed project.

By correspondence dated October 19, 2008, Kaulana Mossman submitted testimony in support of the proposed project.

By correspondence dated October 20, 2008, Rowena Dagdag, Munekiyo & Hiraga, Inc., provided a map of the second egress from the proposed project, a diagram of the R-0 Zero Lot Line concept, and the total cost of exemptions. She also responded that the area designated Open Space in the proposed project would be maintained by the Kula Ridge Homeowners Association and not turned over to the County.

At its meeting of October 21, 2008, your Committee met with the Director of Parks and Recreation; the Planning Director; the Director of Public Works; the Deputy Director of Housing and Human Concerns; the Deputy Director of Water Supply; a Police Sergeant, Department of Police; a Deputy Corporation Counsel; Clayton Nishikawa, Kula Ridge, LLC, the applicant; Michael Munekiyo, Munekiyo & Hiraga, Inc., the applicant's planning consultant; Stacy Otomo, Otomo Engineering, Inc., the applicant's civil engineer; and Ray Matasci, Brown and Caldwell, the applicant's water consultant.

Your Committee received public testimony on the proposed project from two individuals in support; and from two individuals expressing concerns related to water, sewer, and sidewalks. Your Committee also received written testimony from one individual in support of the proposed project; and correspondence dated October 21, 2008, from the Director of Parks and Recreation, transmitting the lease agreement for the Kula Community Center and recommending a pedestrian accessway between the new park in the proposed project and the Kula Community Center.

The Police Sergeant stated that his Department was concerned with the safety of pedestrians surrounding the proposed project, particularly because of the absence of sidewalks on Lower Kula Road. He noted that development of the proposed project will result in additional pedestrian and vehicular traffic in the area.

The Director of Public Works stated that Lower Kula Road is not currently wide enough to construct sidewalks, and that land would need to be purchased on both sides of

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the road to accommodate sidewalks and retaining walls. He further stated that sidewalks on Lower Kula Road are not included in the current Six-Year Capital Program.

Your Committee discussed the General Plan and Community Plan exemptions requested by the applicant, and expressed concern with the potential for greater density in the proposed project. The Planning Director stated that his Department would prefer that exemptions to the general and community plans not be approved before the Maui Island Plan is completed in 2010.

Your Committee voted to recommend the adoption of the proposed resolution disapproving the proposed project.

Your Policy Committee RECOMMENDS the following:

1. That Resolution No. \_\_\_\_\_, attached hereto, entitled "DISAPPROVING THE KULA RIDGE RESIDENTIAL WORKFORCE HOUSING SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES", be ADOPTED;
2. That Resolution No. \_\_\_\_\_, attached hereto, entitled "APPROVING THE KULA RIDGE RESIDENTIAL WORKFORCE HOUSING SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES", be FILED; and
3. That Resolution No. \_\_\_\_\_, attached hereto, entitled "APPROVING WITH MODIFICATION THE KULA RIDGE RESIDENTIAL WORKFORCE HOUSING SUBDIVISION PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES", be FILED.

Adoption of this report is respectfully requested.

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\_\_\_\_\_  
DANNY A. MATEO Chair

\_\_\_\_\_  
BILL KAUAKEA MEDEIROS Member

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G. RIKI HOKAMA Vice-Chair

\_\_\_\_\_  
MICHAEL J. MOLINA Member

\_\_\_\_\_  
MICHELLE ANDERSON Member

\_\_\_\_\_  
JOSEPH PONTANILLA Member

\_\_\_\_\_  
GLADYS C. BAISA Member

\_\_\_\_\_  
MICHAEL P. VICTORINO Member

\_\_\_\_\_  
JO ANNE JOHNSON Member

# Resolution

No. \_\_\_\_\_

DISAPPROVING THE KULA RIDGE RESIDENTIAL  
WORKFORCE HOUSING SUBDIVISION PURSUANT TO  
SECTION 201H-38, HAWAII REVISED STATUTES

WHEREAS, Section 201H-38, Hawaii Revised Statutes (HRS), provides a process for the review and development of affordable housing projects, where suitable projects can be exempted from statutes, ordinances, charter provisions, and rules of governmental agencies relating to planning, zoning, and construction standards for subdivisions, development and improvement of land, and the construction of units thereon, provided that such projects meet minimum requirements for health and safety and fulfill affordability criteria; and

WHEREAS, Kula Ridge, LLC, a Hawaii Limited Liability Company, submitted an application for the development of the proposed Kula Ridge Residential Workforce Housing Subdivision and related improvements (the "Project") pursuant to Section 201H-38, HRS, to the Department of Housing and Human Concerns of the County of Maui; and

WHEREAS, on October 6, 2008, the Department of Housing and Human Concerns submitted the preliminary plans and specifications to the Council of the County of Maui recommending approval of the Project pursuant to Section 201H-38, HRS; and

WHEREAS, pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove the Project by resolution within forty-five (45) days after the Department of Housing and Human Concerns has submitted the preliminary plans and specifications for the Project to the Council, which submittal occurred on October 6, 2008; and



**Resolution No. \_\_\_\_\_**

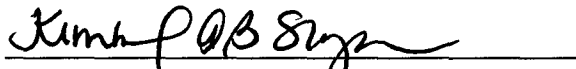
WHEREAS, pursuant to Section 4-1 of the Revised Charter of the County of Maui (1983), as amended, and Section 201H-38, HRS, the Council is authorized to act by resolution; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That the Council disapproves the Project submitted to the Council on October 6, 2008, pursuant to Section 201H-38, HRS; and

2. That certified copies of this resolution be transmitted to the Director of Public Works, the Planning Director, the Director of Housing and Human Concerns, and Kula Ridge, LLC.

APPROVED AS TO FORM AND LEGALITY:



KIMBERLY A. B. SLOPER  
Deputy Corporation Counsel  
County of Maui

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# Resolution

No. \_\_\_\_\_

APPROVING THE KULA RIDGE RESIDENTIAL WORKFORCE HOUSING  
SUBDIVISION PURSUANT TO SECTION 201H-38,  
HAWAII REVISED STATUTES

WHEREAS, Kula Ridge, LLC, a Hawaii Limited Liability Company, proposes the development of the Kula Ridge Residential Workforce Housing Subdivision and related improvements (the "Project") for qualified residents; and

WHEREAS, the proposed Project will provide a total of fifty-nine workforce housing units to families earning at or less than one-hundred and forty percent (140%) of Maui County's median family income. Specifically, thirty (30) workforce housing units will be provided for above-moderate income households and twenty-nine (29) workforce housing units will be provided for moderate and below-moderate income households; and

WHEREAS, the Project will provide needed affordable housing to meet the current and growing demand for affordable housing; and

WHEREAS, on October 6, 2008, the Department of Housing and Human Concerns submitted the preliminary plans and specifications to the Council of the County of Maui ("Council") recommending approval of the Project pursuant to Section 201H-38, Hawaii Revised Statutes (HRS); and

WHEREAS, pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove the Project by resolution within forty-five (45) days after the Department of Housing and Human Concerns has submitted the preliminary plans and specifications for the Project to the Council, which submittal occurred on October 6, 2008; and

WHEREAS, pursuant to Section 4-1 of the Revised Charter of the County of Maui (1983), as amended, the Council is authorized to act by resolution; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That, based upon the transmittals and the representations of the Department of Housing and Human Concerns and Kula Ridge, LLC, the Council approves the

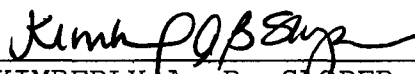
Resolution No. \_\_\_\_\_

Project, including the Project's preliminary plans and specifications, as submitted to the Council on October 6, 2008, pursuant to Section 201H-38, HRS; provided that Kula Ridge, LLC shall comply with all statutes, ordinances, charter provisions, and rules of governmental agencies relating to planning, zoning and construction standards for subdivisions, development and improvement of land, and the construction of units thereon, except for the exemptions specified in Exhibit "1", attached hereto and made a part hereof; and

2. That the final plans and specifications for the Project shall be deemed approved by the Council if the final plans and specifications do not substantially deviate, as determined by the Director of Housing and Human Concerns, from the preliminary plans and specifications submitted to the Council. Any substantial deviation from the preliminary plans and specifications shall be submitted to the Council for prior approval. The final plans and specifications shall constitute the zoning, building, construction, and subdivision standards for the Project; and

3. That certified copies of this resolution be transmitted to the Director of Public Works, the Planning Director, the Director of Housing and Human Concerns, and Kula Ridge, LLC.

APPROVED AS TO FORM AND LEGALITY



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KIMBERLY A. B. SLOPER  
Deputy Corporation Counsel  
County of Maui

PROPOSED EXEMPTIONS FOR AFFORDABLE HOUSING SUBDIVISION  
PROPOSED SECTION 201H, HRS, EXEMPTIONS  
FROM THE MAUI COUNTY CODE ("MCC") AND  
HAWAII ADMINISTRATIVE RULES ("HAR")

**A. EXEMPTION FROM TITLE 2, MCC, ADMINISTRATION AND PERSONNEL**

1. An exemption from Chapter 2.80B, MCC, General Plan and Community Plans, shall be granted to permit the project without obtaining a community plan amendment.

**B. EXEMPTION FROM TITLE 14, PUBLIC SERVICES**

1. Exemption from Chapter 14.12, Water Availability shall be granted to exempt the project from the need to obtain written verification of long term, reliable supply of water.
2. Exemption from Chapter 14.74, Impact Fees for Traffic and Roadway Improvements in Makawao-Pukalani-Kula, Maui, Hawaii, to exempt the project from traffic impact fees should such fees be adopted prior to the issuance of building permits for the project.

**C. EXEMPTIONS FROM TITLE 16, MCC, Buildings and Construction**

1. Exemptions from MCC Chapters 16.04A, Fire Code, 16.18A, Electrical Code, 16.20A, Plumbing Code, and 16.26, Building Code, shall be granted to exempt the project from fire, electrical, plumbing, building permit fees and demolition permit fees, as well as inspection fees.

**D. EXEMPTIONS FROM TITLE 18, MCC, SUBDIVISIONS**

1. Exemptions from Section 18.04.030, MCC, Administration, and Section 18.16.020, MCC, Compliance, shall be granted to exempt the project from obtaining a change in zoning and community plan amendment to enable subdivision approval.
2. An exemption from Section 18.16.320, MCC, Parks and Playgrounds, shall be granted to allow the 3.0 acres of parks within the project to satisfy the park dedication and assessment requirements.
3. An exemption from Section 18.16.050 MCC, Minimum Right-of-way and Pavement Widths, shall be granted to allow 24

ft. right-of-way and 20 ft. pavement widths for private streets serving not more than four (4) lots in the R-0 zero lot line residential district.

**E. EXEMPTIONS FROM TITLE 19, MCC, ZONING**

1. An exemption from Chapter 19.02, MCC, Interim District, shall be granted to permit the development and use of the parcel for single-family and rural residential purposes, including supporting infrastructure requirements. Further, this exemption shall allow the subdivision of the property in the plat configuration shown in Attachment "A". The following zoning standards shall apply to the proposed lots:

**Affordable Lots**

Minimum Lot Size . . . . . 4,600 square feet  
Minimum Lot Width . . . . . 52 feet  
Front Yard Setback . . . . . 10 feet  
Zero Lot Line . . . . In conformance with R-0 Standards  
Access Yard Setback Line . . . . . 15 feet

Other Setback  
Lines . . . . . 6 feet at 1-story, 10 feet at 2-story

**Market Lots**

Minimum Lot Size . . . . . 6,000 square feet  
Minimum Lot Width . . . . . 60 feet  
Front Yard Setback . . . . . 15 feet  
Other Setback  
Lines . . . . . 6 feet at 1-story, 10 feet at 2-story

Height: No building shall exceed 2-story or 30 feet in height from finished grade of the subdivision.

**F. EXEMPTIONS FROM TITLE 20, MCC, ENVIRONMENTAL PROTECTION**

1. An exemption from Section 20.08.090, MCC, Grubbing and Grading Permit Fees, shall be granted to exempt the project from payment of grading, grubbing and excavation permit fees, as well as inspection fees.

G. EXEMPTIONS FROM HAWAII ADMINISTRATIVE RULES (HAR), TITLE 11,  
CHAPTER 62, WASTEWATER SYSTEMS

1. An exemption from Section 11-62-32 HAR, Spacing of Individual Wastewater Systems, shall be granted to permit the development of individual wastewater systems for 116 single-family homes.

# Resolution

No. \_\_\_\_\_

APPROVING WITH MODIFICATION THE  
KULA RIDGE RESIDENTIAL WORKFORCE HOUSING SUBDIVISION  
PURSUANT TO SECTION 201H-38, HAWAII REVISED STATUTES

WHEREAS, Kula Ridge, LLC, a Hawaii Limited Liability Company, proposes the development of the Kula Ridge Residential Workforce Housing Subdivision and related improvements (the "Project") for qualified residents; and

WHEREAS, the proposed Project will provide a total of fifty-nine workforce housing units to families earning at or less than one-hundred and forty percent (140%) of Maui County's median family income. Specifically, thirty (30) workforce housing units will be provided for above-moderate income households and twenty-nine (29) workforce housing units will be provided for moderate and below-moderate income households; and

WHEREAS, the Project will provide needed affordable housing to meet the current and growing demand for affordable housing; and

WHEREAS, on October 6, 2008, the Department of Housing and Human Concerns submitted the preliminary plans and specifications to the Council of the County of Maui ("Council") recommending approval of the Project pursuant to Section 201H-38, Hawaii Revised Statutes (HRS); and

WHEREAS, pursuant to Section 201H-38, HRS, the Council shall approve, approve with modification, or disapprove the Project by resolution within forty-five (45) days after the Department of Housing and Human Concerns has submitted the preliminary plans and specifications for the Project to the Council, which submittal occurred on October 6, 2008; and

WHEREAS, pursuant to Section 4-1 of the Revised Charter of the County of Maui (1983), as amended, the Council is authorized to act by resolution; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That, based upon the transmittals and the representations of the Department of Housing and Human Concerns and Kula Ridge, LLC, the Council approves the Project

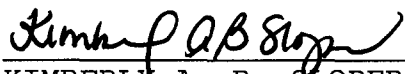
**Resolution No. \_\_\_\_\_**

with the modification specified in Exhibit "1", including the Project's preliminary plans and specifications, as submitted to the Council on October 6, 2008, pursuant to Section 201H-38, HRS; provided that Kula Ridge, LLC shall comply with all statutes, ordinances, charter provisions, and rules of governmental agencies relating to planning, zoning and construction standards for subdivisions, development and improvement of land, and the construction of units thereon, except for the exemptions specified in Exhibit "2", attached hereto and made a part hereof; and

2. That the final plans and specifications for the Project shall be deemed approved by the Council if the final plans and specifications do not substantially deviate, as determined by the Director of Housing and Human Concerns, from the preliminary plans and specifications approved by the Council. Any substantial deviation from the preliminary plans and specifications shall be submitted to the Council for prior approval. The final plans and specifications shall constitute the zoning, building, construction, and subdivision standards for the Project; and

3. That certified copies of this resolution be transmitted to the Director of Public Works, the Planning Director, the Director of Housing and Human Concerns, and Kula Ridge, LLC.

APPROVED AS TO FORM AND LEGALITY



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KIMBERLY A. B. SLOPER  
Deputy Corporation Counsel  
County of Maui



PROPOSED EXEMPTIONS FOR AFFORDABLE HOUSING SUBDIVISION  
PROPOSED SECTION 201H, HRS, EXEMPTIONS  
FROM THE MAUI COUNTY CODE ("MCC") AND  
HAWAII ADMINISTRATIVE RULES ("HAR")

**A. EXEMPTION FROM TITLE 2, MCC, ADMINISTRATION AND PERSONNEL**

1. An exemption from Chapter 2.80B, MCC, General Plan and Community Plans, shall be granted to permit the project without obtaining a community plan amendment.

**B. EXEMPTION FROM TITLE 14, PUBLIC SERVICES**

1. Exemption from Chapter 14.12, Water Availability shall be granted to exempt the project from the need to obtain written verification of long term, reliable supply of water.
2. Exemption from Chapter 14.74, Impact Fees for Traffic and Roadway Improvements in Makawao-Pukalani-Kula, Maui, Hawaii, to exempt the project from traffic impact fees should such fees be adopted prior to the issuance of building permits for the project.

**C. EXEMPTIONS FROM TITLE 16, MCC, Buildings and Construction**

1. Exemptions from MCC Chapters 16.04A, Fire Code, 16.18A, Electrical Code, 16.20A, Plumbing Code, and 16.26, Building Code, shall be granted to exempt the project from fire, electrical, plumbing, building permit fees and demolition permit fees, as well as inspection fees.

**D. EXEMPTIONS FROM TITLE 18, MCC, SUBDIVISIONS**

1. Exemptions from Section 18.04.030, MCC, Administration, and Section 18.16.020, MCC, Compliance, shall be granted to exempt the project from obtaining a change in zoning and community plan amendment to enable subdivision approval.
2. An exemption from Section 18.16.320, MCC, Parks and Playgrounds, shall be granted to allow the 3.0 acres of parks within the project to satisfy the park dedication and assessment requirements.
3. An exemption from Section 18.16.050 MCC, Minimum Right-of-way and Pavement Widths, shall be granted to allow 24

ft. right-of-way and 20 ft. pavement widths for private streets serving not more than four (4) lots in the R-0 zero lot line residential district.

**E. EXEMPTIONS FROM TITLE 19, MCC, ZONING**

1. An exemption from Chapter 19.02, MCC, Interim District, shall be granted to permit the development and use of the parcel for single-family and rural residential purposes, including supporting infrastructure requirements. Further, this exemption shall allow the subdivision of the property in the plat configuration shown in Attachment "A". The following zoning standards shall apply to the proposed lots:

**Affordable Lots**

Minimum Lot Size . . . . . 4,600 square feet  
Minimum Lot Width . . . . . 52 feet  
Front Yard Setback . . . . . 10 feet  
Zero Lot Line . . . . . In conformance with R-0 Standards  
Access Yard Setback Line . . . . . 15 feet

Other Setback  
Lines . . . . . 6 feet at 1-story, 10 feet at 2-story

**Market Lots**

Minimum Lot Size . . . . . 6,000 square feet  
Minimum Lot Width . . . . . 60 feet  
Front Yard Setback . . . . . 15 feet  
Other Setback  
Lines . . . . . 6 feet at 1-story, 10 feet at 2-story

Height: No building shall exceed 2-story or 30 feet in height from finished grade of the subdivision.

**F. EXEMPTIONS FROM TITLE 20, MCC, ENVIRONMENTAL PROTECTION**

1. An exemption from Section 20.08.090, MCC, Grubbing and Grading Permit Fees, shall be granted to exempt the project from payment of grading, grubbing and excavation permit fees, as well as inspection fees.

**G. EXEMPTIONS FROM HAWAII ADMINISTRATIVE RULES (HAR), TITLE 11,  
CHAPTER 62, WASTEWATER SYSTEMS**

1. An exemption from Section 11-62-32 HAR, Spacing of Individual Wastewater Systems, shall be granted to permit the development of individual wastewater systems for 116 single-family homes.