



November 10, 2017

Michael Yee, Director
County of Hawaii Planning Department
74-5044 Ane Keohokalole Hwy
Kailua-Kona, HI 96740

Subject: Living Stones Church Special Permit Application (SPP 17-000195)

Dear Director Yee:

The Board of Directors of Pualani Estates of Kona Homeowners Association hereby submits, for your careful consideration, the following comments, concerns and suggestions regarding the subject application for Special Permit filed by the Living Stones Congregational Church. Pualani Estates is the subdivision of 362 single-family homes surrounding Puapuaanui Street and east of Route 11, portions of which abut the south side of the subject property. We anticipate that you will also receive comments from individual owners in Pualani Estates, many of whom reside within 500 feet of the subject property.

Our principal concerns focus on the obvious effects of the proposal and its construction on traffic volume, safety, and noise, dirt and light pollution.

With respect to traffic volume, we note that the Traffic Study cited in the proposal was completed in January 2010, nearly eight years ago, well before completion of more than half of our 362-lot subdivision and several lots in other subdivisions bordering Puapuaanui St. had been completed. In addition, traffic on Rt. 11 has increased substantially since 2010, due in part to the growth of Innovations Charter School and other construction projects served by that route. We also note that the 2010 study does not account for traffic volume that would certainly result from massive church attendance at weddings and on Christian holidays that often fall on weekdays and evenings, e.g., Ash Wednesday, Good Friday, Christmas Eve, and Christmas. Nor does it account for the traffic generated by the County park and the above-cited community growth figures and special church events on Puapuaanui St., Ho'omama St., and the Puapuaanui/Rte.11 intersection.

Our concern over safety is heightened by the proposal to limit access/egress to the subject property via Ho'omama St. In the event of fire, natural disaster, e.g., earthquake, or severe illness, timely emergency vehicle access and churchgoer egress would be nearly impossible. We also question whether only one access/ingress route for a project of this



size satisfies our fire code. We note also that Ho`omama St. would, under the proposed plan, be the only access to Lot 41, which would further aggravate traffic congestion on that street. We therefore urge that you require the applicant to provide another access/ingress route from Hualalai Rd. to serve the subject property as well as Lot 41 to the east. That second access/ingress should also serve as the required route for construction vehicles in order to avoid undue traffic, rapid road wear, and resultant unsafe conditions on Ho`omama St. and Puapuaanui St. The county should note that heavy construction traffic will undoubtedly require repaving upon completion of construction.

Clearly, construction and use of a facility capable of hosting 600 churchgoers and 160 cars for services and special events will also give rise to significant noise and dirt pollution, all affecting Pualani Estates residents, especially those residing on Ho`omama St. and other streets north of Puapuaanui St., many of whom have already endured and experienced much noise and dirt emanating from the rock-crushing operation on property immediately north of the applicant's property, and which is the subject of a pending challenge to the Special Permit for Excavation granted by the Planning Department. Loud music during church services and celebrations should also be considered, and light and noise pollution will of course arise after evening functions, when up to 160 autos attempt to leave the premises via Ho`omama St. or, indeed, another egress route. We therefore recommend that: 1) overnight activities, including but not limited to drug rehabilitation meetings and on-site retreats or revivals, not be permitted; 2) church services only be conducted inside the church building; 3) use of electric musical instruments only be allowed when sound reaching the property's perimeter does not exceed 60 decibels; and 4) during the construction phase, work be limited to weekdays, between the hours of 9:00 am and 4:30 pm.

Our other concerns focus on the adequacy of the proposed water and septic systems, especially given the ongoing, nearly yearlong restrictions on water use in the North Kona District. We also recommend that additional landscaping be required over that shown on the site plan for the parking area, and that it include adequate screening for the homes to the south.

We urge, therefore, that the Planning Department seriously consider these issues and require that they be resolved before a Special Permit is granted.

Aloha,

Joel Gimpel
President, Board of Directors
Pualani Estates of Kona Homeowners Association