

PLANNING COMMISSION  
Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE )  
by )  
HILO COAST PROCESSING COMPANY )  
from )  
MINIMUM LOT SIZE REQUIREMENTS )  
in )  
MANOLOA, NORTH HILO, HAWAII )  
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Variance No. 278

VARIANCE PERMIT

The Planning Commission held a public hearing on February 10, 1972 on the application of HILO COAST PROCESSING COMPANY for a variance from Section 13-D, Ordinance No. 63 and applicable Sections of Ordinance No. 62 of the Revised Ordinances of the County of Hawaii 1967, as amended, and more specifically, to allow a variance from the minimum lot sizes required by the Zoning Ordinance governing agricultural zoned lands and from the appropriate provisions and standards of the Subdivision Ordinance. The affected properties extend from the southern boundary of the land of Kukuau 2, South Hilo, northerly to the north boundary of the land of Puuohua and the makai portion of the land of Manoloa, North Hilo, Hawaii.

The Commission finds that:

1. The request would be consistent with the intent of the General Plan document, particularly as it relates to the agricultural and environmental policies.

The request was made partially in response to the applicant's financial agreement with a lending institution. Such funds, according to the applicant, will be used to assure the sugar industries' compliance with the environmental quality standards.

2. The staff further finds that such an arrangement will perpetuate the growing of sugar cane, not only by the various plantations, but by many independent growers. In that light then, granting of the variance would be in the best public interest, particularly as it will aid in the protection of the sugar industries.

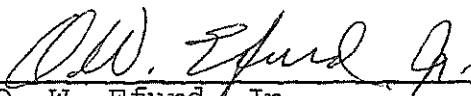
Therefore, the Commission hereby grants to the applicant a variance from the minimum lot sizes governing agricultural zoned lands and from the provisions and standards of the Subdivision Ordinance pursuant to the authority vested in it by Section 36 of Ordinance No. 63 and by Section 22 of Ordinance 62 on the condition that:

1. The variance granted herein shall apply to only those portions of lands presently being used for the growing of agricultural products;
2. Should any of the subject land be taken out of agricultural production, the variance governing that portion of the land shall be deemed null and void;
3. There shall be no new dwelling units built on the subject land without prior consultation and approval by the County Planning Department and other related agencies; and
4. The variances shall be valid until such time the cooperative disbands or until its financial obligations with the lending institution, the Berkeley Bank for Cooperatives, have been met.

The effective date of this permit shall be from February 10, 1972.

Dated at Hilo, Hawaii, this 1st day of March, 1972.

PLANNING COMMISSION  
OF THE COUNTY OF HAWAII

  
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O. W. Efurd, Jr.  
Chairman