STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 17, 1970
1 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A69-240 - PAUL L. CARLSON

This request by Mr. Carlson was duly advertised and publicly heard on January 30, 1970. The proposed change from an Agricultural to a Rural designation would allow the petitioner to subdivide his property situated at Kealakehe, South Kona, Hawaii, into ½ acre houselots. The property was purchased in October, 1969.

A letter dated March 9, 1970, has been received from the Hawaii Planning Director advising that the Planning Commission reviewed and then voted to defer this and three other rezoning petitions in the Kona area until such time as the capacity of the Kona water system is increased or otherwise improved. In this regard, the County Water Department has also written to inform this Commission that:

> " . . . the capacity of our Kona water source is barely able to keep up with the present demand. Therefore, we recommend that all applications to turn agricultural land into urban land in Kona be denied until such time that the capacity of our source is increased."

The Land Use Commission staff recommended disapproval of the petition on the bases that:

1. the petitioner has failed to substantiate the need for reclassification as required by Act 205;
2. sufficient vacant residential-zoned lands in more appropriate locations already exist in the area;
3. the subject property and the lands surrounding are properly districted; and
4. reclassification of the property in question would result in spot zoning, thereby defeating the intents and purposes of the Land Use Law.

There has been no evidence submitted at or since the hearing to change the above findings and recommendation. Thus, it is again urged that this application be denied.

4/7 SLUC — Deny