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HAWAII COUNTY PLANNING DEPT
COUNTY OF HAWAII
FILE NO

June 5, 1972

Dr. Fujio Matsuda, Director
Department of Transportation
669 Punchbowl Street
Honolulu, Hawaii 96813

Attention: Mr. Lawrence F. O. Chun
Deputy Director, Finance

Dear Dr. Matsuda:

The petition by the Department of Transportation (A71-315) to amend the land use district boundaries from an Agricultural District into the Urban District at Waiakea, South Hilo, Hawaii, identifiable by Tax Map Key 2-1-12; portion of parcels 1, 3, and 9, was approved by the Land Use Commission at its meeting on June 2, 1972.

Prior to taking action on this petition, the enclosed staff memorandum was presented to the Commission.

For your information, we are enclosing herewith a copy of Section 2.33, "Performance Time," of the Rules and Regulations of the Commission.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures 3

- cc: Hawaii Planning Department
- Hawaii Department of Water Supply
- Hawaii District Office, Dept. of Taxation
- Property Tech. Serv., Dept. of Taxation
- Tax Maps Branch, Dept. of Taxation
- Chairman of the Board, DLNR
- Planning Office, DLNR
- Facilities and Aux. Svcs. Br., DOE
- Planning Branch, DAGS
- Planning Division, DPED
- Land Use Commission

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HONOLULU, HAWAII

PLANNING DEPT
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FILE NO

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

June 2, 1972
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-315 - DEPARTMENT OF TRANSPORTATION
(S. Hilo, Hawaii)

A public hearing was held on March 17, 1972 on this petition by the Department of Transportation to reclassify approximately 289.5 acres of land from an Agricultural to an Urban classification at Hilo, Hawaii, for the development of a new airport passenger terminal complex. Since the hearing no additional evidence has been received either for or against this petition.

The applicant states that the proposed new terminal and related facilities will include a new 150,000 square foot passenger terminal building, a 700,000 square foot aircraft apron, 100 foot wide access taxiways, automobile parking lot and circulation roads, and a 24 foot wide access road.

The Hawaii County Planning Commission voted unanimously to recommend approval of this petition.

Staff evaluation of this request finds that:

1. The proposed use is in conformance with the County General Plan.
2. The subject area is contiguous to an existing Urban District and adjacent to the present airport runway.
3. Because of the limited room for expansion, a relocation of the existing terminal is required to resolve existing inadequacies and to meet increased future air passenger demands.
4. Any expansion in the limited available area near the present terminal would satisfy the requirements for short-range solutions only. The capital outlay would not be fully utilized within a short five- to eight-year period.

5. The site for the proposed terminal is located in an area where expansion and growth are not restricted by surrounding urbanized areas.
6. The proposed terminal site will not cause relocation problems or condemnation procedures by the State, will not remove prime agricultural lands or lands presently in agricultural use, and will not interfere with the mission of the National Guard which is located nearby.
7. The proposed terminal relocation site will eliminate three violations of the Federal Aviation Regulations that exist at the present terminal.

Based on the above findings, the staff recommends that this petition be approved.

2.33 Performance Time.

Petitioners requesting amendments to District Boundaries shall make substantial progress in the development of the area rezoned to the new use approved within a period specified by the Commission not to exceed five (5) years from the date of approval of the boundary change. The Commission may act to reclassify the land to an appropriate District classification upon failure to perform within the specified period according to representations made to the Commission; provided that the Commission, in seeking such a boundary reclassification, complies with the requirements of Section 205-4, Hawaii Revised Statutes.

2.34 Notice and Hearing.

After 60 days but within 120 days of the original receipt of a petition, the Commission shall advertise that a public hearing will be held in the County in which the land is situated. Notice of the time and place of such hearing shall be published in the same manner as notices required for public hearings by the Planning Commission of the appropriate County.

2.35 Decision.

Within a period of not more than 90 days and not less than 45 days after such hearing, the Commission shall act upon the petition for change. The Commission may approve the change with six affirmative votes.

2.36 Amendments to Regulations.

By the same methods set forth in Rule 2.30, a petition may be submitted to change, or the Commission may initiate a change in, these Regulations. No such change shall be made unless a hearing is held in each of the Counties. Within not less than 45 and not more than 90 days after the last of such hearings, the Commission shall act to approve or deny the requested change. Such petition for a change shall be based upon proof submitted that conditions exist that were not present when the Regulations were adopted or that the Regulations do not serve the purposes of the Land Use Law.