STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

August 31, 1973
10:30 a.m.

FROM: Staff

SUBJECT: A72-360 - LAWRENCE & AGNES DENIS

A public hearing was held on June 1, 1973 on a request by Lawrence and Agnes Denis to reclassify two parcels totaling approximately 1.17 acres of land situated at Kaumana, South Hilo, Hawaii, from an Agricultural District to an Urban District. The lands in questions are owned by the petitioners and described as Tax Map Key 2-5-43: parcel 2 (26,634 sq. feet) and parcel 3 (24,758 sq. feet).

The petitioners propose to create an additional parcel for their son by consolidating and re-subdividing the two existing parcels into three. The petitioners' son plans to build a home on the property for himself and his family.

Since the public hearing, no additional written testimony has been received.

At its March 15, 1973 meeting, the Hawaii County Planning Commission voted to recommend approval of this petition.

Upon evaluation of this request, staff finds that:

1. The subject property contains very little soil material and is classified "E" or very poor for overall agricultural productivity. Further, the property is not presently used for any active agricultural production and its removal from the Agricultural District would not substantially affect the agricultural activity in the area.

2. The property is contiguous to the Kaumana Urban District on all sides except for its southern boundary; thus the proposed reclassification would result in a refinement of the Urban-Agricultural boundary at this location.

3. The request is consistent with the County General Plan which designates the area for alternate urban expansion.

4. The area is usable and adpatable for the proposed use in that basic utilities are available and there are no adverse terrain or drainage problems.

Based on the above, staff recommends that the reclassification request by Lawrence and Agnes Denis be approved.