

COUNTY OF HAWAII
PLANNING AND TRAFFIC COMMISSION
~~XXXXXXXXXX~~

Applicant Elroy Osorio
Date of Public Hearing April 22, 1966
Date of Decision May 31, 1966
Meeting Place Bd. of Supervisors Conf. Rm.
Date Decision and Findings Forwarded
to LUC June 9, 1966

SPECIAL PERMIT

The Planning and Traffic Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Puukapu Homesteads, 2nd Series, South Kohala, Hawaii
Tax Map Key: 6-4-18: Parcels 1, 2, 3, and 4

for the following purpose(s):

Construction of a 100-unit recreational-resort condominium hotel.

The Commission decided to:

Approve the Special Permit in accordance with the

provision of Section 98H-6.

on the basis of the following findings:

1. The land cost of the subject's land may make truck farming prohibitive as adjoining areas are selling for residential prices, as the Kamuela Haven Subdivision and the others are non-conforming lots as far as agricultural lots are concerned with only four lots ranging from 14 to 20 acres.
2. Large-scale truck crop production demands large acreage from 15 to 50 acres to be profitable in this day and age. With surrounding areas being subdivided into small lots - area may be suitable only for range land or residential use if remained the same.
3. County General Plan shows that this area will be the gateway to Kamuela town from Honokaa with elementary school and shopping center planned just northwest of subject's property. Area north of the highway is being utilized and planned for residential use with Kamuela Haven subdivision the only "strip" residential use, west of the existing highway. A logical extension of residential or urban use would be to extend westward of Kamuela Haven to the proposed cattle trail.
4. Proposed density of 100 units in 28.39 acres (3.6 units/acre or 12,000 square feet/unit) would not adversely affect the single-family development of the area.
5. Development has adequate buffers against objectionable effect of agricultural use of surrounding areas as residential lots adjoin the east side, proposed stables and driving subject to ~~the following conditions~~ range buffer on the south side. To the north and west, the new highway goes through area (see below)
1. That the County Planning Commission shall stipulate adequate buffering from adjoining properties by landscaping or open space, adequate off-street parking, design for egress and ingress and circulation, setbacks and distances between buildings and other conditions deemed necessary by the Commission to protect the public health, safety and general welfare, and a time limitation for completion of development.
2. That the development to start within one year from the date of approval or the Special Permit shall be deemed null and void.
3. That all conditions as stipulated by the County Planning Commission be met or occupancy permit shall be denied.
5. (continued from above findings)
most logically will become urbanized.
6. Kamuela has two areas reserved for visitor-residential type of use in the General Plan, but has no resort nor apartment use reserved in the General Plan.

(Signed)

Director, Planning and Traffic Commission
~~XXXXXXXXXX~~

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TO: FILES

FROM: ZONING INSPECTOR

~~SUBJECT~~ SUBJECT: STATUS OF SPECIAL PERMIT

TMK: 6-4-16:1 to 4

THIS SPECIAL PERMIT WAS CONDITIONED BY THE COUNTY THAT CONSTRUCTION BEGIN WITHIN ONE (1) YEAR OF THE GRANTING OF THE PERMIT. A ONE (1) YEAR AND A SIX (6) MONTH EXTENSION TO BEGIN CONSTRUCTION WAS GRANTED BY THE COUNTY. THESE EXTENSIONS ENDED JANUARY 2, 1969 AND CONSTRUCTION WAS NEVER BEGUN.

BASED ON THE ABOVE, THIS PERMIT IS DEEMED TO BE NULL AND VOID.