

COUNTY OF HAWAII
PLANNING COMMISSION

Applicant Richard Smart dba Parker Ranch
Date of Public Hearing October 21, 1966
Date of Decision November 25, 1966
Meeting Place County Board Room
Date Decision and Findings Forwarded
to DDC November 30, 1966

SPECIAL PERMIT

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

60,000 square-foot lot at Waikoloa, South Kohala, Hawaii
tax map key: 6-7-01:portion of 3

for the following purpose(s):

for the establishment of a car rental and taxi service business located on the north side of the Kamuela Airport Access Road.

The Commission decided to: Approve the request.

on the basis of the following findings:

1. Proposed use is in conformance with the overall tourist development of the area as it shall be utilized as support facilities for the transients coming to Kamuela via the airport.
2. Proposed use would not burden public agencies to provide additional governmental improvements but rather would tend to alleviate some of the problems arisen in the airport for which public funds would be requested.
3. A review of the State CIP projects shows that improvements to Kamuela are only for expansion of parking areas and extension of runway. By these improvements, State shows that they anticipate additional passenger load at this airport.

subject to the following conditions:

1. Proposed use be developed substantially as plans submitted with this application. with the exception that access be provided only from the airport road. In the event the new highway by passes the existing Belt Highway alignment adjacent to this site, then access to the existing highway shall be permitted.
2. Proposed development shall be in conformance with building, water and health regulations.
3. Construction of buildings shall start within one year as of the date the State Land Use Commission approves this request or the special permit shall be deemed null and void.

(Sig. M)

Director, Planning Commission



STATE OF
HAWAII

JOHN A. BURNS
Governor

SHELLEY M. MARK
Director Department
of Planning and Economic
Development

C. E. S. BURNS, JR.
Commission Chairman

WILBERT H. S. CHOI
Vice Chairman

RAMON DURAN, AIP, ASLA
Executive Officer

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Shiro Nishimura

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

426 QUEEN STREET • HONOLULU, HAWAII 96813

April 9, 1968

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii

Attention: Mr. Raymond Suefuji, Director

Gentlemen:

At its meeting on April 5, 1968, the Land Use Commission voted to approve an extension of 6 months to begin construction of a car rental and taxi service business in Waimea, South Kohala, on the State Land Use special permit (SP66-39) issued to Richard Smart dba Parker Ranch.

Very truly yours,

Ramon Duran
RAMON DURAN
Executive Officer

cc: Richard Smart
Dept. of Taxation

RECEIVED:

COUNTY PLANNING COMMISSION

Date: APR 11 1968

File No.: 98-2UC Special Permit

ROUTE SLIP	
Date Rec'd:	
Director	<input checked="" type="checkbox"/>
Assistant	<input checked="" type="checkbox"/>
Planner	
Analyst	
Inspector	
Draftsman	
Secretary	
Sr. Clk-Steno	
Clerk-Steno	
Act. clerk	
Clerk	
Remarks:	

STATE OF HAWAII
LAND USE COMMISSION

State Highways Division, District
Engineers Office, 50 Makaala Street
Hilo, Hawaii

2:30 p.m.
January 13, 1967

STAFF REPORT

SP66-39 - RICHARD SMART DBA PARKER RANCH

Background

A special permit application by Richard Smart dba Parker Ranch has been received from the Hawaii County Planning Commission for final approval. The request is for the purpose of establishing a car rental and taxi service business on approximately 60,000 sq. feet of land districted for agricultural use near Kamuela Airport in South Kohala, Hawaii. Reasons for the request are:

1. a lack of space at the airport terminal area due to the rapid buildup of tourism.
2. the benefits that will accrue to airline passengers in cost and convenience due to the nearness of auto transportation, and
3. the proposed use will be in keeping with land utilization that is generally accepted as complementary to an airport facility.

The Hawaii County Planning Commission's recommendation for approval was based on the following:

1. the proposed use conforms with the overall tourist development of the area.
2. it would not burden public agencies to provide additional improvements, and
3. State CIP projects at the airport anticipate additional passenger loads.

County approval is subject to the following conditions:

1. that development must be substantially in conformance with the plan submitted with the exception that access be provided only from the airport road. In the event the new highway bypasses the existing Belt highway alignment

adjacent to this site, then access to the existing highway shall be permitted.

2. proposed development shall be in conformance with building, water and health regulations.
3. construction of buildings shall start within one year as of the date the State Land Use Commission approves this request or the special permit shall be deemed null and void.

The 60,000 sq. ft. of land under petition adjoins the north-east corner of the Kamuela airport road - Mamalahoa Highway junction. Lands surrounding the subject area for a half mile are chiefly grazing or vacant lands and, of course, lands in airport use. This acreage has a cover of low-growing grasses interspersed with rocks. The soil belongs to the Waimea family, very shallow phase, averaging about eight inches over bedrock and is unsuited for machine cultivation because of stoniness. Practically all soils in this class are used for grazing. The site is fairly level and presently is vacant. Median annual rainfall for this area is 39 inches. The nearest Urban District is a mile to the north at Waimea.

The plot plan submitted by the petitioner provides for 46 automobile stalls, four bus stalls, gas pumps, grease and service area, offices, dormitory and a warehouse. It is noted that at the public hearing held by Hawaii County, it was brought out that the warehouse "will be constructed in the future when there is a need for storage facilities for people coming to and from Kamuela to store furniture or equipment or goods or commodities". In view of the County's stipulation that construction of buildings shall start within one year, a clarification is required.

Recommendation

An evaluation of the application on the basis of the guidelines established for special permits finds general conformity with an exception relating to the location of the site. However, a major technicality involving access to the proposed site renders the application impracticable.

Based on recommendations from the District Engineer of the Highway Division, the County has conditioned their approval by indicating that only an access from the airport access road is to be provided with no access from the highway. Upon consultation with the Airport Division, owners of the airport access road; it has been determined that the Division is against the proposal as

located and, therefore, will not permit access as conditioned by the County. This would leave the proposal with no access. However, the Airports Division has indicated that they would consider allowing access off their road for a site in the area adjacent the terminal parking area.

Under the circumstances, a recommendation for denial is mandatory.

TO: FILES

12 MAR 80

FROM: ZONING INSPECTOR

SUBJECT: STATUS OF SPECIAL PERMIT

TRK: 6-7-01:25

THIS SPECIAL PERMIT WAS GRANTED WITH THE CONDITION THAT CONSTRUCTION BEGIN WITHIN ONE (1) YEAR.
~~RE~~ A SIX (6) MONTH EXTENSION, EXPIRING JULY 13, 1968, WAS GRANTED. CONSTRUCTION HAD NOT BEEN STARTED
WITHIN THE SPECIFIED TIME.

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