



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

426 QUEEN STREET • HONOLULU, HAWAII 96813

STATE OF HAWAII

July 22, 1969

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Governor

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of Planning and Economic
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Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii

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Clerk-Steno	
Acct. clerk	
Clerk	
Remarks:	

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PLANNING DEPT.
COUNTY OF HAWAII
FILE NO. 136 - LUC
Permit

Gentlemen:

At its meeting on July 18, 1969, the Land Use Commission voted to approve the grant of a special permit to Mr. Richard Smart (SP69-62) for the construction of a plant for the manufacture of concrete blocks, pre-stress concrete slabs and a batching plant for Volcanite, Ltd., at Waikoloa, South Kohala, Hawaii, identifiable by Tax Map Key 6-7-01: 3, subject to the conditions established by the Hawaii County Planning Commission.

Enclosed for your information is the staff memorandum.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

cc: Hawaii Planning Comm.
Department of Taxation
Mr. Richard Smart

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 18, 1969
1:00 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: SP69-62 - RICHARD SMART (SADDLE ROAD)

The Hawaii County Planning Commission has forwarded the records of a special permit application by Richard Smart for the construction of a plant for the manufacture of concrete blocks, pre-stress concrete slabs and a batching plant for Volcanite, Ltd. The 6.2 acre site is situated within the State's Agricultural District.

The property under consideration is a portion of a 49,000 acre parcel owned by Mr. Smart described as parcel 3 of Tax Map Key 6-7-01. It is located approximately $\frac{1}{2}$ mile northeast of the Saddle Road-Mamalahoa Highway junction. Approximately 300 yards from the proposed site which is presently in pasture use is a newly established feed lot operation. Parker Ranch is planning a new slaughterhouse in the vicinity of the feed lot. The petitioner has indicated that County water will be metered for the operation of the plant but that it will be transported by the existing ranch system. The Department of Water Supply indicated that a limited flow of 20 gallons per minute can be supplied. When stored, this water will adequately

meet the plant's requirements of 2,500 gallons a day. Electricity is available from Mamalahoa Highway.

A rating of "D" indicating poor suitability for overall agricultural use has been designated by the Land Study Bureau for the land under discussion. Lands within a 2-mile radius from the subject property are rated "D" (Poor) or "E" (very poor) for agricultural use. The County Planning staff indicates that the rainfall in this area is about 30 inches a year and seasonal.

In support of his request, the petitioner indicates that:

1. Volcanite, Ltd. plans to bring in raw materials from its quarry at Puuwaawaa to the proposed plant site and from there to service customers in the Kona and Kohala areas.
2. The Kawaihae industrial area is unsuitable from the transportation standpoint, in that the added hauling distance between quarry and service areas would substantially increase construction costs. In addition, the higher temperature and lower humidity at Kawaihae are undesirable for proper curing of concrete products.
3. The proposed use will not interfere with the continued utilization of the surrounding land as pasturage and is consistent with the noxious characteristics of the adjoining feed lot operation.

County Recommendation:

A recommendation for approval of the special permit has been received from the Hawaii County Planning Commission on the basis of the following:

- "1. Use is uncommon--similar to quarrying but with processing of materials. Clearly industrial use which in this instance would be better isolated.
2. By its isolation, would be less injurious to surrounding property and would not be detrimental to general public welfare.
3. Strict adherence to zoning would result in difficulty and hardship: long distances of hauling; and climate for proper curing.
4. Although not in accord with General Plan, the G.P.'s intent is to designate proper uses in proper places. Staff believes this to be the case."

Conditions stipulated by the County agency are:

- "1. Conformance with Dept. of Water Supply stipulation (letter of 1/14/69).
2. Proposed road intersection at Belt Highway shall be provided at developer's expense with properly engineered and constructed turning radius to accommodate truck trailers' traffic safety measures as directed by Dept. of Public Works shall be adhered to.

3. All other County regulations described in ordinances 62 and 63 shall be applicable to development and access.
4. Site shall be screened with tree planting described and pinpointed by Plan Approval or so located so that building will be obscured from any point on highway.
5. Developer shall ensure that air pollution and dust condition be controlled. Dept. of Health and County inspection may be utilized to ensure this phase.
6. Development shall be basically according to plan as submitted for 6.2-acre plot with plan approval required.
7. Construction shall begin within 1 year of approval date by the State Land Use Commission, should that body approve this application.
8. This approving recommendation does not infer automatic approval of area becoming an expanded industrial zone in the future."

Analysis

Staff evaluation of the special permit request indicates that the uses proposed are not contrary to the following applicable guidelines established by this Commission in determining an unusual and reasonable use:

1. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.

2. That the desired use would not adversely affect surrounding property.
3. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.
4. That the proposed use will make the highest and best use of the land involved for the public welfare.

It can therefore be concluded that the proposed use is unusual and reasonable in an Agricultural District in the proposed location.

Therefore, the staff concurs with Hawaii County Planning Commission in recommending approval of the special permit under the conditions established by the County agency.