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#142



LAND USE COMMISSION
**DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT**

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STATE OF
HAWAII

PLANNING DEPT.
COUNTY OF HAWAII
FILE NO.

JOHN A. BURNS
Governor
SHELLEY M. MARK
Director
EDWARD J. GREANEY, JR.
Deputy Director

November 21, 1969

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii, HI 96720

Gentlemen:

At its meeting on November 20, 1969, the Land Use Commission voted to approve the grant of a special permit to Kerry Watson (SP69-68) to establish a Health Foods Retail Store and museum display at Kona, Hawaii, identifiable by Tax Map Key 8-3-10: 15 and 59 subject to the conditions set forth by the Hawaii Planning Commission.

Enclosed for your information is the staff memorandum.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Dept. of Taxation
Kerry Watson

ROUTE SLIP	
Date Rec'd:	
Director	
Assistant	
Planner	✓ [initials]
Analyst	✓ [initials]
Inspector	✓ [initials]
Craftsman	
Secretary	
Sr. Clk-Sr. Eng.	
Clerk-Sr. Eng.	
Asst. clerk	
Clerk	
Remarks:	

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

November 20, 1969
1 p.m.

TO: LAND USE COMMISSION
FROM: STAFF
SUBJECT: SP69-68 - KERRY WATSON

In accordance with Section 98H-6 of the Land Use Law, the decisions and findings of a special permit application submitted by Mr. Kerry Watson has been forwarded by the Hawaii County Planning Commission. The petitioner desires to establish a Hawaiian Colonial Health Foods Retail Store and Museum within the State's Agricultural District at Keei, South Kona, Hawaii.

The lands involved are: parcels 15 (9.96 acres) and 54 (5.08 acres) of TMK 8-3-10. According to the petitioner, the total of 15 acres will be used to operate an "organic farm," in which pesticides and chemical fertilizers will not be used. An existing two-story structure fronting the Belt Highway, formerly used as a showroom and store for a lumber mill operation, will be renovated for the health foods outlet and museum. A complete line of health foods including dried fruits, nuts, seeds and grains, health juices and fresh fruits and vegetables typically grown in Kona will be offered. The operation "also would entail reprocessing, preparing and packaging" many of these products, some of

which will be imported. In addition, quality crafts and souvenirs produced in the area will be offered to passing tourists and customers. Improvements to the existing structure will be along the lines of a "Historic Hawaiiana motif". Hawaiian artifacts loaned by the Bray Foundation will be on display as will copies of Father Bray's book "The Kahuna Religion of Hawaii". The applicant has not indicated whether an admission fee would be charged. However, a brochure and photographs describing the proposed use have been submitted.

County Recommendation

The Hawaii County Planning Commission recommended approval of the special permit on the following bases:

- "1. In the vicinity along Belt Highway are found 4 small stores.
- "2. The General Plan projects and designates this area, Keei, as an Urban Center with eventual commercial & multi-family uses. The General Plan Urban Center area extends about 1/2 mile north and south of proposal, 500 feet deep on mauka and 500 feet deep on makai side of Belt Highway.

"3. The 10-12 acres below proposed store are under cultivation for produce and fruits planned to be sold.

"4. That the request is unusual and reasonable in that this is a specialty outlet utilizing products to be grown on the site containing about 15 acres already cleared and planting begun, (a use permitted in County Zoning Ordinance) mainly, and to a lesser degree imported items of a specialty nature (dried natural foods)."

subject to the following conditions:

- "1. Off-street parking according to Ordinance 63 requirements shall be observed, including plan approval.
- "2. Use of the structure as covered in this permit is restricted to a Health Foods Retail Store within the confines of the main existing structure and as described on page 4 of their submittal, and the applicant is reminded that this special permit request shall be limited to the extent of the application as described on pages 1 and 4 of their proposal. Any expansion of use will require another application.

"3. Construction shall begin within one year of approval by the State Land Use Commission should that body approve this application, or the special permit shall be deemed null and void.

"4. Conformance with all other provisions including plan approval of Ordinance 63."

Analysis

The property in question fronts the makai side of Mamalahoa Highway about three miles south of the Civic Center site at Captain Cook. Honaunau Elementary School is situated 2,000 feet south of the property. Low density residential use and diversified agricultural activities, mostly coffee typify the surrounding area. Two general stores and several gas stations are located within one-half mile of the property.

Presently, a two-story building and two separate dwellings are situated on the subject property. The lower portion of approximately ten acres has been cleared in preparation for the addition of topsoil and cinder from Waimea. Structural components for a large greenhouse are presently on the premises. Plans for remodeling the store and general improvement of the living accommodations are in progress.

According to Land Study Bureau classification, the soil is aa lava which includes pumice deposits. This soil series contains no soil material, is excessively drained, ranges from 0-35 percent in slope and is unsuited for machine tillage. The master productivity rating is "E" or very poor suitability for overall agricultural use. However, the land is suited for orchards if it is rolled and smoothed. The addition of topsoil will undoubtedly improve its quality.

Rainfall in this area ranges between 60 to 80 inches annually, and the elevation near the highway is approximately 1,200 feet. The basic utilities are available, including an 8-inch County waterline.

Staff evaluation of the request finds that it is in substantial conformance with the guidelines established by the Land Use Commission for determining an "unusual and reasonable" use in Section 2.24 of the State Land Use District Regulations.

Recommendation

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