



STATE OF
HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

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March 1, 1971

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

RECEIVED

COUNTY PLANNING

Date: MAR 5 '71

File No: _____

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on February 26, 1971, the Land Use Commission voted to approve a special permit to Hawaii Memorial Gardens, Inc. (SP70-88) to allow the expansion of the Mauna Kea Memorial Park cemetery on a 1.34-acre site described by Tax Map Key 2-7-06: portion of parcel 17, subject to the conditions set forth by the Hawaii County Planning Commission.

Enclosed for your information is the staff report.

Very truly yours,

Ramon Duran
RAMON DURAN
Executive Officer

Enclosures: Staff Report
Map

cc: Mr. Paul Mannen
Hawaii Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

Highlands Intermediate School
Pearl City, Oahu

February 26, 1971
7 p.m.

STAFF REPORT

SP70-88 - HAWAII MEMORIAL GARDENS, INC.

A special permit request to allow the expansion of the Mauna Kea Memorial Park cemetery in the Agricultural District at the Kaieie Homesteads, Papaikou, South Hilo, Hawaii, has been transmitted to the Land Use Commission by the Hawaii County Planning Commission for final determination. The property is described as TMK 2-7-06: portion of parcel 17, comprising 1.34 acres.

The subject site immediately abuts the existing 13 acre Mauna Kea Memorial Park cemetery, which is located approximately 2 miles mauka of the Papaikou Urban District. It fronts the north side of the Kaieie Homestead Road. The rear boundary is bordered by an abandoned flume and Aleamai Stream. Cane fields and a poultry farm are located in the near vicinity. The land, which is presently vacant, is rated "C" or fair for the frontal three fourths and "E" or very poor for the remaining portion. It is zoned Agricultural 10 acres by the County and designated Diversified Agriculture under their General Plan.

The petitioner states that part of the expansion area will be used for storage and an addition to the existing warehouse

while the larger remaining portion will be used for the burial plots. The warehouse addition will provide more working space and would enable them to place concrete vaults in-doors and out of sight.

At its meeting on December 18, 1970, the Hawaii County Planning Commission decided to recommend approval of this request based on the following:

- "1. That the proposed use is reasonable inasmuch as it would allow for the expansion of an existing cemetery.
- "2. That the proposed 1.34 acre portion proposed for expansion would allow for the construction of facilities which would provide better service.
- "3. Compliance with the provisions of Ordinance No. 66 pertaining to establishment of cemeteries in the County of Hawaii has been met."

subject to the following condition:

"Approval of this special permit request will be contingent upon the consent and approval of the County Council evidenced by a resolution of the Council."

As noted in their findings, the County also requires the petitioner to secure the approval of the Hawaii County Council under its Ordinance No. 66. The ordinance provides that evidence (including a certificate from the State Health Department),

supporting the proposed cemetery use be submitted to the Planning Commission for consideration at the public hearing. The recommendation of the Planning Commission is then submitted to the County Council for final determination.

Resolution No. 307, relating to the application of Hawaii Memorial Gardens, Inc. for expansion of the cemetery was unanimously approved by the Hawaii County Council on January 13, 1971, subject to the following conditions:

- "1. That the said Hawaii Memorial Gardens, Inc., receive a conveyance in fee simple from the Mauna Kea Corporation to the above described land.
- "2. That all other applicable ordinances shall be complied with.

"Unless the conditions are complied with within one year from date of this approval, the approval shall become null and void and the land shall revert to its use prior to the granting of the approval."

Staff evaluation of the request finds that it would not be contrary to the objectives of the Land Use Law; it would not adversely affect surrounding property; it would not burden public agencies to provide services; it would not substantially alter the essential character of the land; it would make the best use of the land involved for the public welfare; and that the request is unusual and reasonable.

It is therefore recommended that the special permit be approved as conditioned by the County.