STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

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PLANNING DEPT.
COUNTY OF HAWAII

April 22, 1970

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

This is to advise you that the special permit request by Frances H. Douglas (SP69-72) to develop an intermediate care facility for the aged and handicapped on a 5 acre parcel described by TMK 2-4-04: 29, Waiakea, South Hilo, Hawaii, was denied by the Land Use Commission at its meeting on April 17, 1970.

Prior to taking action on this request, the enclosed staff report was presented to the Commission.

Should you desire any further information, or have any questions, please feel free to contact us.

Very truly yours,

RAMON DURAN
Executive Officer

ROUTE SLIP - DATE
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REVIEW & COMMENT
APPROPRIATE ACTION
INVESTIGATE & REPORT
RECOMMENDATION
REMARKS:

Enclosure

cc: Mrs. Frances H. Douglas

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

April 17, 1970
1 p.m.

STAFF REPORT

SP69-72 - FRANCES H. DOUGLAS

The County of Hawaii has transmitted a request from petitioners desiring to develop an intermediate care facility for the aged and handicapped on 5 acres of a 40-acre parcel, identified as TMK 2-4-04: 29, Waiakea, South Hilo, Hawaii.

Background

The property is located on Laula Road, approximately 2,000 feet from Haihai Street. The property in question abuts the existing Urban District of Hilo and is located in the Agricultural District. The County has zoned the area A-3-a. The County General Plan designates the area as Residential-Agricultural. Laula Road dead-ends 1,200 feet beyond the property in question abutting State-owned lands. Laula Road right-of-way is 40 feet with 12-foot wide gravel surface. It is a County road about 1,800 feet long. The Veterans Memorial Hall is located at the corner of Laula and Haihai just opposite the golf course clubhouse.

At the present time the land is vacant pasture overgrown with guava and bush. There are homes north of the property. It is vacant on the east, there is a pasture on the south and two homes to the west of the property.

The Department of Water Supply requires further study, as the six-inch waterline on Laula supplies eight homes on the makai side and two homes on the mauka side.

The County Plan also shows the eventual extension of Iwalani to afford a looping connection to an eventual Komohana extension. Laula, therefore, is intended to serve residents of that street. In 1967 an estimate of $31,500 was made to improve Laula Road to modern standards. However, recent engineering estimates now double the cost to at least $60,000 to improve the road to County standards. Runoff from heavy rains from the pastures across the gravel road occasionally wash out the road. The County Engineer recommends the road be paved.

The elevation of the property is approximately 330 feet above sea level.

The Land Study Bureau has classified the soil conditions as C or "fair" for agricultural productivity. The soil is moderately deep and stony. The slope is less than 20 percent and well drained but moist.

The petitioners desire to construct a building of approximately 30,000 square feet that will house 100 people and will employ approximately 30 to 50 people. The intention of the building is to care for ambulatory people who need

supervision with medical help and with the aged. It is not intended to be an intensive care nursing home but an intermediate care type of facility. Estimated cost of the building is $500,000.

The County Planning Commission recommended the approval of the request as it met the guidelines of the Commission with the exception of financial burden to public agencies to provide an improved street. Also that the request did not conflict with the intent of the County General Plan. Thus, approval was granted on the following conditions:

1. That item Subpart E., 2.24 (c) of the Land Use Commission Regulations be first met.
2. That a two-way paved road be installed at no cost to the County or State to give adequate access to the proposed development and such improvements be made prior to or in conjunction with development of the facility.
3. That the development be in accord with all other pertinent regulations of the State and County including plan approval.
4. That development be as basically represented on plan submitted, and according to the above stipulations.

5. That construction begin within one year of approval by the State Land Use Commission should that body approve this application, or the permit shall be declared void.

In response to our inquiry, a letter was received on February 6, 1970 from the Department of Land & Natural Resources indicating that two intermittent streams running diagonally across the property described by TMK 2-4-4: 29 may constitute a potential flood hazard. However, it is noted parcel 29 comprises 40 acres and that the five acres proposed for the care facility are situated on the higher or western perimeter of parcel 29 and is not in the streamway.

On February 16, 1970, the County Planning Director transmitted the results of a poll of landowners along Laula Street in regard to initiating an improvement district program along that street. Eleven responses were received out of 28 notices sent. Of the eleven, nine were against the program, one was for, and one needed more information.

Recommendation

The staff finds that such use will not be contrary to the objectives of the Land Use Law and Regulations; that the surrounding property will not be adversely affected; that such use based upon the County's conditions will not burden

public agencies; that unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established to justify this request; that the site is unsuited for intensive agricultural use; that the proposed use will not substantially alter the character of the surrounding area; and that the proposed use is in the best interest of the public welfare.

Therefore, it is recommended that this request be approved as recommended by the County.