



STATE OF  
HAWAII

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

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June 16, 1970

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on June 12, 1970, the Land Use Commission voted to approve a special permit to Yamada & Sons, Inc. (SP70-79) to allow the removal of cinder material from a 2.3-acre parcel of land situated in the State's Agricultural District at Keokea, South Kona, Hawaii, identifiable by Tax Map Key 8-4-15: parcel 13, subject to the conditions set forth by the County of Hawaii.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN  
Executive Officer

Enclosures

cc: Mr. Donald K. Yamada  
Hawaii Tax Administrator  
Property Technical Services, Dept. of Taxation  
Tax Maps Branch, " " "

PC = APPROVE  
LUC staff: APPROVE  
LUC = APPROVE

STATE OF HAWAII  
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel  
Kailua, Kona, Hawaii

June 12, 1970  
1 p.m.

STAFF REPORT

SP70-79 - YAMADA & SONS, INC.

The Hawaii County Planning Commission has forwarded the records of a special permit application by Yamada & Sons, Inc. to allow the removal of cinder material from a 2.3-acre parcel of land situated in the Agricultural District at Keokea, South Kona, Hawaii.

The property is described as parcel 13 of TMK 8-4-15 and is owned by the Bishop Estate. Subject to certain terms and conditions, the landowners have issued a license (copy attached) to the petitioners for the removal of 3,000 cubic yards of cinder material from the property. The land is situated on the mauka side of Mamalahoa Highway approximately 1,000 feet north of the Morihara Store opposite the Honaunau City of Refuge Road. Land uses in the vicinity include the store, a few single-family dwellings, vacant lands, and a storage yard located directly opposite the highway from the subject property. Approximately 300 feet south of the property is a dangerous curve along the Belt Highway. Concern over this road situation has resulted in one of the conditions stipulated by the County in their approval.

Land Study Bureau data indicates that the property contains a small knoll, which may be an old cinder cone. The surrounding area consists of shallow, moderately fine, rocky well drained soils over lava rock. Slopes are between 11-20 percent with undulating terrain. Overall productivity rating is "C" or fair. Median rainfall is between 60 to 80 inches and the elevation is about 1,000 feet above sea level. The nearest Urban District is situated 4.5 miles north of the property. The Rural District of Kealia lies 1.5 miles to the south.

In support of their request, the petitioners have stated that:

- "1. Cinder is available on this lot and no where else in this area.
- "2. The removal of cinders, approximately 3,000 cubic yards, will not be detrimental to the lot and surrounding area.
- "3. This is an old abandoned quarry area. There is no other in this general vicinity.
- "4. After removal of material, land will be regraded to conform to language of the license. (attached)."

A memo dated May 18, 1970, has been received from Bob Value, general manager of the Kona Times, suggesting that if the quarry is to be a permanent operation, provisions should be required to reduce air pollution.

County Recommendation

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

"That there are unusual circumstances applying to the subject property in that this is the only quarry site in the area."

Approval by the County is based on the following conditions:

- "1. That the entrance and exit shall be at the extreme north corner of the lot.
- "2. That all State and County standards and appropriate traffic safety measures be taken by the developer to safeguard vehicular and pedestrian traffic during the entire period of the project, 24 hours a day.
- "3. That the land will be regraded to conform to language of license from Bishop Estate dated January 30, 1970 after material is removed.

"4. This permit shall expire 1 year from the date of approval of the SLUC should that agency approve this request."

Analysis

Evaluation of this request under the special permit guidelines established by the State Land Use District Regulations finds that it is in conformance, since:

- "(a) Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.
- "(b) That the desired use would not adversely affect surrounding property.
- "(c) Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.
- "(f) That the proposed use will not substantially alter or change the essential character of the land and the present use.
- "(g) That the proposed use will make the highest and best use of the land involved for the public welfare."

Recommendation

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