

STATE OF
HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

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March 1, 1971

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


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 Hawaiian Telephone Company (SP70-89) to construct a communications equipment building on a 0.69-acre parcel described by Tax Map Key 7-3-3: parcel 24, 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
Executive Officer

Enclosure: Staff Report

cc: Hawaiian Telephone Co.
Hawaii Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.

RECEIVED:
COUNTY PLANNING
Date: MAR 5 '71
File No. LUC 170

STATE OF HAWAII
LAND USE COMMISSION

Highlands Intermediate School
Pearl City, Oahu

February 26, 1970
7 p.m.

STAFF REPORT

SP70-89 - HAWAIIAN TELEPHONE COMPANY (KALAOA, NORTH KONA)

A special permit has been submitted by the Hawaiian Telephone Co. to construct a communications equipment building on a 0.69 acre parcel situated within the State's Agricultural District at Kalaoa, North Kona, Hawaii. The petitioner has a purchase agreement with Marilyn Haleman, the present owner of the parcel which is described as TMK 7-3-3: 24.

The site under consideration lies approximately 3 miles north of Palani Junction. It is situated on the mauka side of the Mamalahoa Highway between the new and old highways. A residence and a communications van are presently situated on the property in question. Land uses in the surrounding Agricultural District include a church, a few single family dwellings and pasture-vacant lands. Also in the vicinity on the makai side of the Belt Road are the Kona Highlands, Kona Wonder View and Kona Coast View, non-conforming subdivisions which are predominantly vacant.

The soil classification by the Land Study Bureau is "D" or "poor". It consists of lava clinkers with limited soil material and is unsuited for machine cultivation. Elevation is 1800 feet

above sea level and the rainfall ranges between 60 to 80 inches. The County zoning is Agricultural 20 acres and their General Plan designation is Range Land and Waste.

To substantiate their request, the petitioner has submitted that although a communications equipment building is permitted in the Agricultural District under the District Regulations, the size of the proposed structure, comprising a 2,150 square foot one-story building, and a proposed addition of 6,300 square feet in 1985, require a special permit. The nearest Urban District is 4 miles to the south. There will be no detrimental effect on the surrounding area as only equipment will be housed in the building. The grounds will be aesthetically landscaped. The site falls within the "economic wire center", thus benefiting the public economically. The petitioner urges the approval of this request since it would not be contrary to State or County Plans.

The favorable recommendation of the Hawaii County Planning Commission is based on the following findings:

- "1. That the proposed use will make the highest and best use of the land involved for the public welfare by providing an essential service to residents of the area.
- "2. That the use would not unreasonably burden public agencies to provide essential services."

Approval by the County is subject to the following conditions:

- "1. That the area be extensively landscaped.
- "2. That all other applicable regulations shall be complied with.
- "3. That construction shall begin within one year of the date of approval, should the State Land Use Commission grant such, or special permit shall be deemed null and void."

An evaluation of this request finds that it substantially meets the special permit guideline for the establishment of an "unusual and reasonable" use in the Agricultural District.

The staff concurs with the findings and recommendation of the Hawaii County Planning Commission and, therefore, also recommends approval of this request subject to the conditions stipulated.

It is noted by the petitioner that the ultimate size of the structure in 1985 would occupy 26% of the total parcel when developed. However, the staff notes that the 15 foot building comprising the first increment is set back only 30 feet from Mamalahoa Highway. Construction of the additional increment in 1985 would still leave a rear yard setback of 70 feet. In order that the front portion of this facility may be properly landscaped and made less obtrusive, it is recommended that a front setback of 50 feet be established as an added condition for approval of this request.