



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

April 20, 1971

JOHN A. BURNS
Governor

SHELLEY M. MARK
Director Department
of Planning and Economic
Development

RECEIVED

COUNTY PLANNING

Date: APR 22 '71

File No.: LUC - 177

~~WICHENIK'S OFFICE~~
~~XXXXXXXXXXXXXXXXXX~~

Goro Inaba
Vice Chairman

~~XXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXX~~
Tatsuo Fujimoto
~~XXXXXXXXXXXXXXXXXX~~
Executive Officer

COMMISSION MEMBERS

- Alexander J. Napier
- Shelley M. Mark
- Sunao Kido
- Eddie Tangen
- Leslie E. L. Wung
- Tanji Yamamura
- Stanley S. Sakahashi

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on April 16, 1971, the Land Use Commission voted to approve a special permit to the Hawaiian Telephone Company (SP71-97) to allow the expansion of an existing communications equipment building on a 1.05-acre lot at Pahoa, Puna, Hawaii, identifiable by Tax Map Key 1-5-02: 18, subject to the conditions set forth by the Hawaii Planning Commission.

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Hawaiian Telephone Co.
Hawaii Tax Administrator
Property Technical Services, Dept. of Taxation
Tax Maps Branch, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

County Council Room
Hilo, Hawaii

April 16, 1971
7 p.m.

STAFF REPORT

SP71-97 - HAWAIIAN TELEPHONE COMPANY (Pahoa, Puna, Hawaii)

A special permit request to allow the expansion of an existing communications equipment building situated within the State's Agricultural District at Pahoa, Puna, Hawaii, has been submitted by the Hawaiian Telephone Company. The property is described as TMK 1-5-02: 18, comprising 1.05 acres.

A 5,500 square foot portion of the subject parcel is situated within the Pahoa Urban District. However, the remaining 40,000 square foot portion, which was acquired by the petitioner in May, 1970, and containing the existing communications building, is situated within the Agricultural District. Abutting the east boundary of the lot is the Pahoa Fire Station. Other land uses in the adjacent Urban District are commercial and residential developments.

The petitioner has submitted a statement indicating that:

1. Under Section 2.14 (g) of the State Land Use District Regulations, "Public, private, and quasi-public utility lines, transformer stations, etc., and appurtenant small buildings . . ." are permitted within the Agricultural District.

However, the size of the proposed structure requires a special permit.

2. Presently existing on the site are a mobile communications van, a transmission tower, and a 260 square foot communications building. The communications building will be expanded by another 2,025 square feet to serve present and future needs of the community. The expansion will also permit the removal of the mobile van.
3. There will be no detrimental effect on surrounding properties, as only maintenance personnel will visit the site occasionally. Traffic will also be minimal. The building will be one story only, and future expansion may be required beyond 1990.
4. Service and economic penalties will be incurred by the public should existing facilities be required to be relocated. It is noted that the subject site falls within the "economic wire center"--an area where service can be most economically discharged.
5. Approval of the request would not be contrary to State or County plans. As recommended by

the Land Use Commission staff, the petitioner will eventually apply to rezone the parcel from Agricultural to Urban.

Land Study Bureau classification indicates that the soil is poorly suited for agricultural use and located in an area where the rainfall ranges between 125 to 175 inches annually.

County Recommendation

At its March 18, 1971, meeting, the Hawaii County Planning Commission decided to recommend approval of this special permit based on the following:

- "1. That the proposed use will make the 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 the
special permit shall be deemed null and void."

The staff finds that the request substantially meets the
State
guidelines established in the/Land Use District Regulations
for determining an "unusual and reasonable use" within the
Agricultural District.

It is therefore recommended that the special permit be
approved subject to the County's conditions.