



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

August 9, 1971

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Governor

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RECEIVED  
COUNTY PLANNING  
Date: AUG 16 77  
File No. LUC-185

Hawaii Planning Commission  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on August 7, 1971, the Land Use Commission voted to approve a special permit to J. M. Tanaka Construction, Inc. (SP71-103) to operate a quarry site for material to be used in road construction for various projects in North Kona on a 52-acre parcel in Kalaoa 4th, North Kona, Hawaii, identified by Tax Map Key 7-3-05: 13, subject to the conditions set forth by the Hawaii Planning Commission, with the further conditions that:

1. a 2,000 foot setback be maintained from Mamalahoa Highway;
2. the operation, including loading and hauling during regular working hours, be limited from 7:30 a.m. to 5:00 p.m. on Monday through Friday only; and
3. the operation be in compliance with all State and County regulations governing air, noise, drainage and safety.

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

Very truly yours,

*Tatsuo Fujimoto*  
TATSUO FUJIMOTO  
Executive Officer

Encl. - Map and Staff Report

cc: Cyril Kanemitsu  
Hawaii Tax Administrator  
Property Technical Services, Dept. of Taxation  
Tax Maps Branch, Dept. of Taxation

STATE OF HAWAII  
LAND USE COMMISSION

Kauai Public Library  
Lihue, Kauai

August 7, 1971  
10:00 a.m.

STAFF REPORT

SP71-103 - J. M. TANAKA CONSTRUCTION, INC.

A special permit application has been submitted by J. M. Tanaka Construction, Inc. to allow the operation of a quarry site for material to be used in road construction for various projects in North Kona. The presently vacant 52-acre parcel is located in the Agricultural District in Kalaoa 4th, North Kona, Hawaii. The subject property is identified as Tax Map Key 7-3-05: 13. Surrounding land uses include the Kona Coastview Subdivision to the north with 21 homes and the 571-lot Kona Palisades Subdivision, approximately 500 feet south of the subject property with about 14 homes.

In substantiation of his request, the applicant has stated the following:

1. Although the area consists of approximately 52 acres, the quarrying operations will cover the makai area located approximately 2,000 feet from Mamalahoa Highway and being the makai portion of said parcel. The operations will not be visible from Mamalahoa Highway.
2. Equipment to be used
  - a. Portable crushing plant on trailer.
  - b. Portable office.
  - c. Portable toilet facilities.
  - d. Small storage building for small hand tools.

### 3. Type of Operation

- a. This will not be an open pit operation but more of a grading operation covering the heavy surface aa lava. Approximately 75,000 to 100,000 cubic yards of material is expected to be removed.
- b. The operation will extend for three years.
- c. The operation will consist of a five-man crew: One bulldozer operator, one loader operator, one crusher operator and two truck drivers.
- d. Because of the nature of the heavy aa which has a moisture content of approximately 20%, there is expected to be hardly any dust and the noise of the crushing plant will be less than that of a bulldozer.

The land in this area is topped by an "aa" lava flow with very limited soil material. The area has very good drainage due to the porous nature of the volcanic parent material and has a slope range of 0 to 35 percent. The annual rainfall varies from 60 to 80 inches per year. The overall productivity rating is "D" or poorly suited for agricultural production.

The land is classified by the Hawaii County Planning Department as "unplanned" and the General Plan designation is "Range Land and Waste".

#### County Recommendation

At its meeting on June 24, 1971, the Hawaii County Planning Commission voted to recommend approval of this special permit based on the following findings:

1. That the operation of the quarry is of a temporary

nature and such would not be contrary to the objectives sought to be accomplished by the Land Use Law.

2. That the proposed operation will make the highest and best use of the land in that it would provide material essential for completion of roadway projects in the North Kona area and such operations are permitted to be operated on-site within present subdivision.

The recommendation for approval was contingent on the following conditions:

1. That every precaution be taken by the applicant so as not to create any inconvenience to surrounding properties in relation to traffic, noise, and dust problems during the quarry operation.
2. That the quarrying operation be from the Kona Coastview Subdivision side of the property.
3. That the quarrying operation and its allied uses be terminated 3 years after the date of approval of the special permit or upon written request of the adjoining properties that prove that the operation is causing inconvenience to the surrounding properties.
4. That upon termination of the operations, the land shall be graded to blend with the surrounding areas.

5. That facilities be limited to: (a) portable crusher, (b) portable office and toilet and (c) small storage building.

6. That operations be only during regular working hours.

The staff evaluation of the special permit request, as approved and conditioned by the Hawaii Planning Commission, finds that it substantially meets the guidelines established in the State Land Use District Regulations for determining an "unusual and reasonable use" within the Agricultural District. It is clear that the stringent conditions stipulated by the Hawaii County Planning Commission would effectively minimize and control the objectionable aspect of the proposed use.

Therefore, staff recommends approval of this request, subject to the conditions imposed by the Hawaii County Planning Commission, and with the further conditions that:

1. a 2,000 foot setback be maintained from Mamalahoa Highway;
2. the operation, including loading and hauling during regular /working hours, be limited from 7:30 a.m. to 5:00 p.m. on Monday through Friday only; and
3. The operation be in compliance with all State and County regulations governing air, noise, drainage and safety.