



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

August 30, 1972

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Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96725

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on August 24, 1972, the Land Use Commission voted to approve a special permit to the County of Hawaii (SP72-129) to allow the establishment of public safety facilities including a fire station, future police and other public service facilities on approximately 3 acres of land described as Tax Map Key 7-4-08: portion of parcel 1, at Keahuolu, North Kona, Hawaii, subject to the conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

Tatsuo Fujimoto
TATSUO FUJIMOTO

Executive Officer

Encls.

cc: Julius K. Wery, Fire Chief
Hawaii District Off., Dept. of Tax.
Property Technical Office, Dept. of Tax.
Tax Maps Branch, Dept. of Tax.
Property Assessment Div., Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

Kona Hilton Hotel
Kailua, Kona, Hawaii

August 24, 1972
1:30 p.m.

STAFF REPORT

SP72-129 - COUNTY OF HAWAII (Keahuolu, Hawaii)

A special permit to allow the establishment of public safety facilities on approximately 3 acres of land within the Agricultural District at Keahuolu, North Kona, Hawaii, has been requested by Mr. Julius K. Wery, Fire Department Chief, for the County of Hawaii. The subject property is situated approximately 3/4 mile northeast of Kailua town, along the east side of Palani Road and adjacent to and mauka of the Hawaiian Telephone switching station. The property is owned by the Liliuokalani Trust Estate and is identified as Tax Map Key 7-4-08: portion of 1.

The County is in the process of acquiring this site and proposes to immediately utilize a portion of the subject area to construct a fire station to service Kailua and the neighboring areas. The remainder of the site is to be kept in reserve for future police and other public service facilities.

The land is presently vacant, as is a major portion of the surrounding areas. A 12-inch water main at the Palani Road-Kailua-Kawaihae Road intersection and electricity and telephone services are available to the subject site.

The Land Survey Bureau soil classification indicates an "E" or very poor agricultural suitability rating for the subject lands. In addition, the area contains slopes below 20 percent, rainfall averaging 40 inches annually, and elevation approximately 160 feet above sea level.

In substantiation of this request, the petitioner has stated that the proposed use would benefit the general public by providing safety protection services for the Kailua area.

The applicant has also submitted a letter describing the major factors used in selecting the subject site for the fire station. Some of the major criteria considered include terrain, climate, response time, distance to urban areas, future station and facility expansion possibilities, and use of the site for command post operation during major emergencies.

County Recommendation

At its May 25, 1972 meeting, the Hawaii County Planning Commission voted to recommend approval of this special permit based on the following findings:

- "1. that the proposed use would provide the necessary facilities to effectively serve community needs. This would be achieved through the coordination of services and by maximizing the use of personnel and facilities. The area is eventually expected to accommodate most of the public safety facilities such as the police;

"2. that it is so located and is of sufficient size to afford quick and efficient vehicular access. It would also be in a location where it would best serve the residential, industrial and resort areas of Kailua and Keauhou; and

"3. that the proposed use would be consistent with the courses of action section of the Public Facilities element of the General Plan document where it proposes to 'develop a new fire station to serve the high value sectors of Kailua and Keauhou.'"

The recommendation for approval was subject to the condition "that the owner or lessee of the subject property be responsible for:

"1. submitting a subdivision plan and securing preliminary approval no later than one year from the date of approval of the subject request;

"2. securing a building permit and starting construction no later than two (2) years from the date of approval of the subject request; and

"3. assuring that the development complies with all applicable County ordinances and standards of the General Plan document."

The site is zoned as an Ag-1 acre district by the County and the area is designated as an alternate urban expansion area by the County General Plan land use allocation guide map.

At the hearing, it was reported that according to the fiscal report for FY 1969-70, the Kona area reported the greatest fire losses for that year in the County. The County's policy concerning public safety facilities in the Kona area is expressed in the General Plan document. It emphasizes the need to develop a new fire station to serve the high value

sectors of Kailua and Keauhou. The present Kailua Fire Station is located on the old Kailua School grounds on Hualalai Road and serves the Kailua and airport areas. Operations for the station are presently housed in one of the former school buildings.

Mr. Donald Thompson, representative for the Fire Department, testified that the subject site would not be situated within the tsunami inundation area and would be centrally located near Kailua and the Kealakehe School area.

The Departments of Water Supply, Health, Public Works, Education, Research and Development, and the Department of Police either have no comments or objections to the subject request. However, in a letter dated February 12, 1969, addressed to Mr. Raymond Suefuji, Planning Director for the County of Hawaii, Mr. A. O. Clissold, Assistant Secretary of the Fire Rating Bureau, in part states that:

"In reviewing the map showing the proposed Kailua-Kona Fire Station site, it is the recommendation of this Bureau that it should be located in the Kailua Bay area.

"In the near future when the town of Kailua is graded for fire defenses there will be a definite deficiency under the Fire Department section should the fire station as proposed be located almost three miles from the high value district."

At the hearing, Mr. Suefuji stated that he had questioned Mr. Clissold on matters concerning the differences in fire

insurance premiums and rates and the location of the fire station at the proposed site, but reported that he received no reply from Mr. Clissold.

Upon evaluation of this request, staff finds that:

1. The proposed use for the subject site complies with the pertinent policies, standards, and courses of action of the County General Plan document.
2. In accordance with Section 2.24, Sub-part E, Part II of the State Land Use District Regulations, the proposed use is "unusual and reasonable" in that the land upon which the use is sought is poorly suited for agricultural production, the desired use would not unreasonably burden public agencies to provide services, and the proposed facilities will promote the safety and welfare of the general public .
3. The Hawaii County Planning Commission, in accordance with its Planning Department's recommendation, has transmitted a favorable recommendation regarding this request.
4. The relocation of the present fire station to the proposed site will remove the fire station from the tsunami inundation zone and house the fire suppression men and equipment in a structure designed for this type of specialized activity rather than the continual use of a makeshift classroom.

Based on the above findings, the staff recommends approval of this special permit request subject to the conditions set forth by the Hawaii Planning Commission.