

August 7, 1972

Mr. Chas. L. Schuster
District Engineer
Dept. of Transportation
Highways Division
50 Makaala Street
Hilo, Hawaii 96720

The County Planning Commission at a duly advertised public hearing on February 25, 1972, discussed your request for a Special Permit from Section 98H-5 of Act 205, Land Use Regulation of the State of Hawaii to allow the construction of a maintenance baseyard on a 0.973-acre parcel makai of the old Keauhou School, Keauhou 1st, North Kona, TMK: 7-8-7:61.

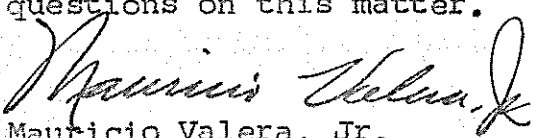
The matter was deferred at subsequent meetings and at its meeting of August 3, 1972, the Commission voted to deny the special permit based on the following considerations:

1. that the proposed site was basically situated within a rural-residential area for which the proposed use would not be wholly compatible; and
2. that the proposed site would not be adequate to meet the requirements of the State. The site was to be used for a maintenance baseyard. The State's plan, however, envisioned a Kona Multi-agency maintenance and service facility to serve the needs of the Department of Accounting and General Services, Transportation and Health. The minimum required land area for that facility is 3.5 acres; the proposed site consists of only .973 acre.

A denial by the Commission of the desired use is appealable to the Circuit Court in which the land is situated and shall be made pursuant to the Hawaii Rules of Civil Procedure.

For your information, we do find a definite need for a study to determine areas within the North and South Kona Districts for future light industrial parks which would service the needs of the State and County governments and the private sector. Such a study surely would facilitate the analysis of requests like yours.

Please do not hesitate to call or write us should there be further questions on this matter.


Mauricio Valera, Jr.
Chairman
SF:mh
cc Land Use Commission

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