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DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT



LAND USE COMMISSION

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Executive Officer

November 30, 1973

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on November 29, 1973, the Land Use Commission voted to approve a special permit to the Jehovah's Witnesses (SP73-161) to construct a new Kingdom Hall within the State Land Use Rural District on 1.47 acres of land at Keauhou 2nd, North Kona, Hawaii, identified as Tax Map Key 7-8-04: 20; subject to the conditions imposed by the Hawaii County Planning Commission; and subject also to the additional stipulation that the petitioner provide enough parking spaces on the subject property so that congestion and safety hazards along the highway can be minimized; the number of parking spaces to be determined at the time of "plan approval" by the Hawaii County Planning Director.

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

Very truly yours,

Tatsuo Fujimoto
TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Jehovah's Witnesses
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

November 29, 1973
9:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-161 - JEHOVAH'S WITNESSES (Keauhou 2nd, North
Kona, Hawaii)

The Kona Congregation of Jehovah's Witnesses has submitted a special permit request to construct a new Kingdom Hall on 1.47 acres of land situated in the Rural District at Keauhou 2nd, North Kona, Hawaii, described as Tax Map Key 7-8-04: 20.

The property fronts the mauka side of Mamalahoa Highway in the vicinity of the Puuloa subdivision and Urban District. A church building and 3 dwellings are presently situated on the parcel. Surrounding lands contain low density residential uses, vacant lands and agricultural activities. Urban amenities are located at Kainaliu and Kealahou, about 2 to 3 miles to the south.

In support of his request, the petitioner states that:

- "1. Such Kingdom Halls are an asset to any areas.
- "2. The desired use would not affect surrounding property.
- "3. The proposed use will make the highest and best use of the land involved for the public welfare."

Comments received by the Hawaii County Planning Department on this petition are as follows:

1. State Highways Division - No objections, but ample parking and landscaping should be provided.
2. Department of Water Supply - Water available from 8" line along Mamalahoa Highway.
3. Soil Conservation Service - No unusual drainage or soil problems.
4. Department of Health - Recommends approval provided their rules and regulations are complied with.

5. Police Department, Department of Agriculture, Department of Public Works, Department of Education, Hilo Electric Company, Fire Department - No objections or comments.

At the public hearing held by the Hawaii County Planning Commission on August 23, 1973, Mr. John Belmorris, representing petitioner, indicated that:

1. The existing hall is 9 years old and is filled to capacity every week.
2. Bishop Estate, the landowner, has approved the proposed construction and has further extended the lease arrangement to 1989.
3. The present problem of using both sides of the street for parking would be omitted since the new hall would be sited farther up the property to allow for parking.
4. The dwellings existing on the parcel are used to house full time preachers. The old hall may be converted to living quarters or it may be demolished.

COUNTY RECOMMENDATION

At its September 27, 1973 meeting, the Hawaii County Planning Commission voted to recommend approval of this request since:

- "1. The proposed development will be located within the State Land Use "rural" district which permits agricultural and low density residential uses and within an area designated for low density urban development by the County. Therefore, the use is found to be compatible to existing and proposed uses;
- "2. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection. All utilities and services essential to the proposed development are available to the subject property; and
- " 3. The proposed use would not adversely affect surrounding properties nor substantially alter or change the essential character of the land and the present use. A church complex already exists on the property therefore the character and use of the land would not be changed to a degree considered unreasonable. Surrounding areas are residential-agricultural in character which the proposed use would be compatible with."

Approval was subject to the following conditions:

- "1. That construction of the proposed facility begin within one (1) year and be completed within two (2) years of the date of approval of the special permit; and
- "2. That all other applicable regulations including "plan approval" be complied with."

It is noted that the Hawaii County General Plan indicates this area for low density urban development and zoned RA-.5a, or residential agriculture 1/2 acre.

Since the use is a non-conforming use which is already established, the petitioner's plans to provide for more parking spaces on the property would improve the situation now existing. All of the basic services and utilities are presently available and therefore would not burden public agencies to provide such. The land is unsuited for intensive cultivation and the proposed use would not substantially alter the essential character of the land or the present use.

Based on the above staff concludes that the use is in conformance with the guidelines for determining an "unusual and reasonable" use within the Rural District as provided for in Section 2.24 of our Regulations.

Approval of the request is recommended subject to the County's 2 conditions with the added stipulation that:

3. The petitioner provide enough parking spaces on the subject property so that congestion and safety hazards along the highway can be minimized. The number of parking spaces shall be determined at the time of "plan approval" by the Hawaii County Planning Director.