



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT



LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

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Executive Officer

November 8, 1974

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on November 7, 1974, the Land Use Commission voted to approve the request by the University of Hawaii at Hilo (Department of Continuing Education and Community Services) (SP74-186) to allow the establishment of the Ka'u Arts, Crafts and Vocational Center and Gift Shop at the former Hutchinson Sugar Mill identified as Tax Map Key 9-5-14: portion of 46, situated in the Agricultural District at Honuapo, Ka'u, Hawaii; subject to the 7 conditions imposed by the Hawaii County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

- cc: University of Hawaii at Hilo
- Dept. of Taxation, Hawaii
- Property Technical Office, Dept. of Tax.
- Tax Maps Administrator, Dept. of Tax.
- Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

November 7, 1974
10:30 a.m.

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-186 - UNIVERSITY OF HAWAII AT HILO
(Department of Continuing Education and
Continuing Services)
Community

A special permit request to allow the establishment of the Ka'u Arts, Crafts and Vocational Center and Gift Shop within the Agricultural District at Honuapo, Ka'u, Hawaii has been submitted by the University of Hawaii at Hilo, Department of Continuing Education and *Community* Continuing Services. The facility will occupy 3 existing structures at the former Hutchinson Sugar Mill complex situated on a portion of a 10 acre parcel described as Tax Map Key 9-5-14: 46.

The structures are located on the mauka side of the Hawaii Belt Road approximately 3 miles northeast of the Naalehu Urban District. It is proposed that the existing mill office will be converted to house the craft shop; the oil storage building will house the gift shop; and the existing machine shop will be converted to house the industrial arts center. Lands surrounding the mill complex are vacant or pasture lands which are rated fair or poor for overall crop use. On the makai side are the Whittington Beach Park and one single family dwelling.

This request was initiated as a result of the finding by the petitioner that the Ka'u community is in need of courses in art and culture; occupational improvement; vocational training; hobbies and academic courses. The Naalehu Catholic Mission conducts an arts and crafts program but lacks expansion space as well as space to display and sell the finished products. The proposed facility will offer the community a place to learn skills as well as the opportunity to develop a greater sense of community and individual self worth.

At the public hearing held by the County on August 22, 1974, it was indicated that:

1. The landowner, Ka'u Sugar Company, will lease the building to the petitioner at \$1.00 a year and that the use of the land for parking and other purposes will be permitted.

2. The existing water system owned by Ka'u Sugar Company will be utilized.
3. The existing arts and crafts program operated by the Naalehu Catholic Mission would be relocated to the proposed facilities and the program expanded to accommodate more people in the community as well as the scope of the program. The mill proper containing the heavy machinery has been fenced off and will not be accessible to anyone in the crafts area.
4. Because of the unique philosophy and community spirit, of the Ka'u community, the people are volunteering their services and therefore, fees are presently for materials only.

COUNTY RECOMMENDATION

On September 13, 1974 the Hawaii County Planning Commission voted to recommend approval of the special permit based on the following reasons which the staff has summarized:

1. The proposed use would be in conformity with policies expressed in the Hawaii General Plan respecting public facilities and economic development. The project will inject a social and learning stimulus into this rural district and afford an opportunity for the sale of the products as well as the opportunity for community betterment.
2. Since the mill operation has been terminated and is now being conducted at Pahala, the proposed use is not in conflict with existing uses in the area.
3. Since existing structures will be used for the proposed facility, the essential character of the land will not be altered.
4. Since the establishment of the Agricultural classification, the mill operation has ceased and the need for a facility to accommodate the social and educational needs of the people of Ka'u is evident.
5. Public agencies would not be unreasonably burdened as all essential services and utilities are presently available.

The favorable recommendation was subject to the following conditions:

- "1. That the grounds surrounding the subject dwellings be properly maintained in terms of landscaping, waste disposal, etc.
- "2. That on-site parking as required be provided for.
- "3. That the special permit be allowed to continue upon the renewal of the 3-year lease, and future lease renewals.
- "4. That in the event the lease is terminated or the operation is stopped because of the lack of funds or any other reason, the special permit will be declared null and void.
- "5. That if signs are to be erected, they will be required to conform to the Sign Ordinance.
- "6. That site inspection by the Planning Department will be permitted to ensure the compliance of the above stated conditions.
- "7. That all applicable rules and regulations including the 'Plan Approval' process be complied with."

It is the staff's finding that the request substantially meets the standards for determining "unusual and reasonable" uses in the Agricultural District. Enthusiastic and overwhelming support was expressed by the people of Ka'u at the hearing held by the Hawaii County Planning Commission. It is obvious that the project has the potential of greatly benefiting and enriching the lives of the people residing in the Ka'u District from a cultural, education and community spirit standpoint.

Approval of the special permit is recommended subject to the conditions imposed by the Hawaii County Planning Commission.