



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT



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EDDIE TANGEN
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Vice Chairman #264

LAND USE COMMISSION

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

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TATSUO FUJIMOTO
Executive Officer

November 11, 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 J. M. Tanaka Construction, Inc. (SP74-187) to allow a batching plant silo within an existing quarry identified as Tax Map Key 7-8-07: 15, situated in the Agricultural District at Keauhou 1st, North Kona, Hawaii; subject to the 5 conditions imposed by the Hawaii County Planning Commission and the further stipulation contained in the attached staff memorandum which requires implementation of the landscaping plan within one year of approval of this special permit.

Very truly yours,


TATSUO FUJIMOTO
Executive Officer

Encl.

cc: J. M. Tanaka Construction, Inc.
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

EXHIBIT

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STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

November 7, 1974
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-187 - J. M. TANAKA CONSTRUCTION, INC.

J. M. Tanaka Construction, Inc. requests a special permit to allow the installation of a batching plant silo within an existing quarry complex situated in the Agricultural District at Keauhou 1st, N. Kona, Hawaii.

The property is located at the north junction of the Kuakini Highway-Belt Road intersection on an 11.6-acre parcel described as Tax Map Key 7-8-7: 15. Petitioner indicates that the installation of the silo is required in order to meet National Pollution Standards for quarry operations. The silo will be 35.5 feet in height. A building permit was requested on April 25, 1974 but subsequently deferred until a special permit from the County and the Land Use Commission was obtained. However, during this period, the silo was partially built under an Authority to Construct Certificate issued by the Department of Health, and which is required under regulations of that agency.

Presently located on the property are an asphalt batching plant, holding tanks, sheds and the uncompleted silo. In the general vicinity are located the old Keauhou Elementary School and scattered single family dwellings in the small Rural and Urban Districts nearby. Prevailing winds are in a southwesterly direction. County zoning is Ag-1 acre and the area is designated for orchard use and alternate urban expansion under Hawaii's General Plan.

COUNTY RECOMMENDATION

On September 13, 1974, the Hawaii County Planning Commission voted to recommend approval of the subject request as it was found:

- "1. That the proposed use would not adversely affect the surrounding area. The existing quarrying site has been in existence since approximately 1949. Because of its existence, prior to the Zoning Code, the applicant is permitted to continue his operation as a nonconforming

use. The proposed batching plant silo is designed to improve and upgrade the operation of this quarrying use to minimize the pollution that is characteristic to this type of operation. It is felt then that because of this improvement any pollution effects from this operation would be further minimized to a point where the surrounding area would not be adversely affected.

- "2. That such use would not unreasonably burden public agencies to provide roads, streets, water, drainage, police and fire protection. All essential services are presently provided for in this area. Kuakini Highway and the North Kona Belt Road presently serve as accesses to the subject property. Water is provided for through a 12-inch line off of Kuakini Highway. Fire hydrants are also located in the area.
- "3. That the land upon which the proposed use is sought is not being utilized for the uses permitted within the district. Inasmuch as the land is not being utilized for agricultural purposes, the abandonment of this agricultural land for the batching plant silo use which is an integral part of the quarrying operation will not seriously affect the agricultural base of the area.
- "4. That the proposed use will make the highest and best use of the land for the public welfare. The quarrying site and the proposed batching plant silo will expedite the overall operation as well as reduce the effects of pollution arising from the operation of the proposed use. In addition, the community will be better served as better service and product will be more readily available for local consumption."

"It is further recommended that the special permit be approved subject to the following conditions?"

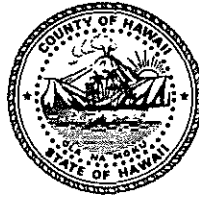
- "1. That the access road off Kuakini Highway be closed off for safety reasons.
- "2. That a landscaping plan for the portions of the property fronting Kuakini Highway and a color scheme for the silo which would blend in with the surrounding area be submitted and approved by the Planning Director.
- "3. That the trees adjacent to the silo be retained.

"4. That ingress and egress to the silo area be permitted only off of the North Kona Belt Road.

"5. That all applicable rules and regulations be complied with."

Staff concurs with the findings of the Hawaii County Planning Commission in this matter. Approval of the special permit is recommended subject to the 5 conditions imposed. It is further recommended that with regard to condition #2, a further stipulation be added to require implementation of the landscaping plan within one year of approval of this special permit.

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

August 1, 1997

Mr. Raymond Tanaka
J. M. Tanaka Construction, Inc.
P. O. Box 1111
Honolulu, HI 96807

Dear Mr. Tanaka:

Planning Director Initiated
Revocation of Special Permit No. 264 (LUC Docket No. SP74-187)
Tax Map Key: 7-8-7:69 (formerly 7-8-7:Portion of 15)

A review of our files reveals that Special Permit No. 264 (LUC Docket No. SP74-187) was granted to J. M. Tanaka Construction, Inc. on November 7, 1974, by the State Land Use Commission. Special Permit No. 264 allowed the installation of a batching plant silo on the subject property (formerly TMK: 7-8-7:Portion of 15) for related quarry operations.

Our records also indicate that in August 1982, a previous batching plant silo had ceased operations on the subject property and relocated to another site in Honokohau. In addition, use of the batching plant silo has been discontinued on the subject property since August 1982.

According to the Real Property Tax Records, Walter and Sharlene Kunitake has been the landowner for the subject property since April 1989.

Based on the foregoing, you are hereby notified that the Planning Director will be initiating procedures for the revocation of Special Permit No. 264 to the Planning Commission. We have notified Mr. Kunitake of this action and that the public hearing, among others, will be held beginning at 1:30 p.m. on August 7, 1997, in the Kona Surf Hotel, Kamehameha Ballroom, 78-128 Ehukai Street, Keauhou, North Kona, Hawaii.

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Mr. Raymond Tanaka

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Should you have any questions on this matter, please feel free to contact Alice Kawaha of this department at 961-8288 or Royden Yamasato of our West Hawaii Office at 327-3510.

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

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xc: Planning Commission
State Land Use Commission
West Hawaii Office