



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

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STANLEY SAKAHASHI
Vice Chairman
275

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

June 8, 1977

HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

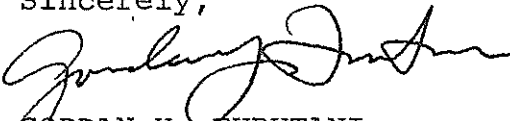
Gentlemen:

At its meeting on June 2, 1977, the Land Use Commission voted to approve an extension and modification of time condition request by Kona Seventh-Day Adventist Church, Hawaii (SP75-203) for the establishment of a church, school and allied facilities on 3.37 acres of land situated within the State Land Use Agricultural District at Capt. Cook, South Kona, Hawaii, Tax Map Key 8-2-13: 15.

Condition No. 1 of the Special Permit was amended as follows: "That construction of the first increment, consisting of the church, commence prior to May 1, 1979, and be completed within two (2) years thereafter. Construction of the second increment, consisting of the school and community service center, commence prior to May 1, 1981, and be completed within two (2) years thereafter." Approval of the Special Permit is additionally subject to the other three original conditions imposed by the Hawaii County Planning Commission in May, 1975.

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

Sincerely,



GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encl.

cc: Kona Seventh-Day Adventist Church
Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.
Property Technical Tax Assessor, Dept. of Tax.
Dept. of Planning & Economic Development
Office of Environmental Quality Control
Division of Land Management, DLNR

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GORDAN FURUTANI
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission June 2, 1977
9:00 a.m.

FROM: Staff

SUBJECT: Extension and Modification of Time Condition
SP75-203 - Kona Seventh-Day Adventist Church

The petitioner, Kona Seventh-Day Adventist Church, is requesting an extension as well as a modification to the time condition of Special Permit 75-203. The permit was granted by the State Land Use Commission on May 1, 1975, to allow the establishment of a church, school and allied facilities on 3.37 acres of land situated within the State Land Use Agricultural District. The subject property is located diagonally mauka from Greenwell Park and near the Sergeant Yano Memorial Hall in Captain Cook, South Kona, Hawaii, Tax Map Key 8-2-13: 15.

Condition No. 1 of the Special Permit states:

"That construction of the first increment, consisting of the school and the community services center, commence within two (2) years from the date of approval of the Special Permit. Construction of the second increment, consisting of the church, shall commence within four (4) years from the date of approval of the Special Permit."

According to this condition, the first increment would include the construction of the school and the community services center and the second increment would entail the construction of the church. However, the petitioner is requesting that the increments be reversed; that the church be in the first increment and the school and community services center be in the second increment. The reason for revising building plans is to accommodate the recent growth of church members.

The petitioner is additionally requesting a two-year time extension to commence construction of the church and a four-year extension to commence construction of the school and the community services center.

In support of his request, the petitioner has in part, stated the following:

"We of the Kona Seventh-day Adventist Church respectfully request an extension of time to begin building on the new church site. Tax Map Key 8-2-13-15-41. We had plans almost ready and were to build in July 1976 when the sale of our present church building fell through. Without this money we would have been financially embarrassed so we have had to stop till we can sell the present buildings and property. Since our special agricultural use permit runs out in April we would like to request an extension of time for the following reasons:

1. Because our sale fell through and with it part of our financing.
2. We still have plans to build as soon as we are able to sell. (We are in the process of negotiating a new sale at present.)
3. It will take us some little time to revive the plans and work on the buildings.
4. This land as you may remember was donated by Amy Greenwell for a church and school, and we are not keeping it for speculative purposes. We desire to build these structures as soon as financially possible.

"Therefore, since we had 2 years to begin on the school, and 4 years on the church, and since we will be building the church first according to our present plans (Revised since our permit application), we request 4 additional years to begin the school, and 2 years for the church.

"We are doing our best to have these things together and built before that time, but also do not wish to come back so often for these requests."

At the public hearing held by the Hawaii County Planning Commission on April 14, 1977, the only person to testify was the applicant.

On April 14, 1977, the Hawaii County Planning Commission voted to approve the petitioner's request as it was found that:

"The petitioner's intent is to sell its present church building and use some of the proceeds from the sale to construct the proposed facilities. As indicated by the petitioner, the negotiation for the sale of the present

building fell through. As such, the petitioner would be needing additional time to obtain financing for the new facilities."

The Planning Commission recommended that condition No. 1 of the Special Permit be amended to read as follows:

"That construction of the first increment, consisting of the church, commence prior to May 1, 1979, and be completed within two (2) years thereafter. Construction of the second increment, consisting of the school and community service center, commence prior to May 1, 1981, and be completed within two (2) years thereafter."

It was further recommended by the Planning Commission that the request be given favorable consideration subject to the condition that all other applicable conditions as spelled out in the Special Permit be complied with. Should the conditions not be met, the Special Permit may be deemed null and void.

For the Commission's information the remaining three conditions imposed on this Special Permit included:

- "2. That the applicant shall be responsible for extending the 8-inch water line to the subject property.
- "3. That the applicant secure an easement from Kealakekua Ranch, Ltd., for access to the subject property off of Kinue Road. The applicant shall also extend the pavement of the Kealakekua Ranch road to his property. The width of the new pavement shall be 16 feet.
- "4. That all other applicable rules and regulations, including 'plan approval', be complied with."