

July 18, 1975

Mr. Asao Furutani
143 Anela Street
Hilo, HI 96720

Re: Special Permit Application
TMK: 1-6-141:04

The Planning Commission, at a duly advertised public hearing on May 21, 1975 and in regular session of July 17, 1975, 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 establishment of an auto repair shop within the State Land Use Agricultural District.

The Commission recognized that the proposed use would provide a certain level of desired services to the residents of the Keaau Community. However, in reviewing your request against the special permit guidelines and the County General Plan, the Planning Commission voted to deny your application, based on the following findings:

That the Commercial Element of the General Plan discourages "strip" commercial development. One of the specific courses of action for the Keaau area is to centralize commercial activities in the existing commercial center of Keaau Village. The area in question, which is situated along the Volcano Highway and approximately 3,000 feet away from the Keaau Village core, would tend to create a "strip" development of commercial facilities by the nature of its location. As a result, there would be a natural tendency for other commercial uses to be proposed between the commercial core and the area in question. "Strip" development is directly opposed to the cluster concept utilized in designing commercial areas. In this particular case, the intent is to centralize and contain commercial as well as future industrial-oriented uses within given or identifiable areas.

It is also undeniable that approval of this request in this particular area would create a situation wherein other lands in the immediate vicinity will be in a vulnerable position for similar action. It would also create an undesirable situation of a scatteration of commercial and/or industrial-type

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activities in the area. The further proliferation or scateration of commercial-related activities may tend to debilitate the strong central commercial core of Keaau Village. In this particular case, it is felt that the area's need would not necessarily be better served with the auto repair shop at the requested location.

There are several other existing businesses within the Keaau Village which are faced with similar situations; that is, expiration of their lease with W.H. Shipman, Ltd., at the end of the year (1975). Should these existing businesses be forced to relocate, it is quite possible that a rash of special permit applications will be filed to establish their businesses in the general area now under consideration or in other areas of Keaau. There also have been inquiries from other individuals as to the possibility of obtaining special permits on lots in the area for other commercial and/or industrial related activities. The granting of this request at the proposed location, therefore, could generate a "snowballing" effect.

It is also determined that the approval of this special permit request at the proposed location would be incongruous with the basic character of the surrounding area which is primarily used for agricultural activities and single-family residential purposes. In fact, a single-family dwelling is presently situated on the adjoining lot to the north. To allow the establishment of an auto repair shop on a property adjacent to an existing dwelling may prove to be materially detrimental to the welfare of the occupants of that household. Thus, it is felt that the establishment of the proposed use would somewhat alter the essential character of the surrounding properties by introducing an urban-type commercial activity within an area characterized as a residential-agricultural area.

From a traffic standpoint, the proposed use may further aggravate and compound the existing traffic situation along the Volcano Highway at the general location of the property. The increase in traffic density which would be generated to and from this property may be detrimental from the safety standpoint, especially since the lot is situated at the junction of the Volcano Highway and the Hilo Meat Cooperative Slaughter Road. Furthermore, it is determined that the bend and rise of the Volcano Highway, close to the junction may contribute somewhat to potential traffic accidents because of the very poor sight distance. It is therefore determined that the potential danger and traffic hazards in the area are sure to increase.

As stated earlier, realizing that other businesses in Keaau Village may need to be relocated, like the auto repair shop, the Planning Department will be working closely with W.H. Shipman, Ltd., the major

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landowner in Keaau, to seek alternative sites for the establishment of such uses. W.H. Shipman, Ltd., is in the process of preparing a master plan for its Keaau lands which would take into consideration future commercial as well as industrial sites. A coordinated effort on the parts of W.H. Shipman, Ltd., and the Planning Department should provide for a more efficient land use pattern for the entire Keaau area.

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.

Should there be any questions on this matter, please do not hesitate to contact either Norman Hayashi or Ilima A. Piianaia of the Planning Department, at 961-8288.


Arthur W. Martin, Chairman
Planning Commission

NH:rfd

cc: W.H. Shipman, Ltd.
State Land Use Commission
Gordon Furutani