



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

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

44-358
GEORGE R. ARIYOSHI
Governor
EDDIE TANGEN
Chairman
STANLEY SAKAHASHI
Vice Chairman

May 23, 1977

COMMISSION MEMBERS:

James Carras
Charles Duke
Colette Machado
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on May 4, 1977, the Land Use Commission voted to approve a Special Permit request by Masatsu and Eunice M. Kawamoto, Hawaii (SP77-259) to allow the construction of a commercial beef products facility to be established within the State Land Use Agricultural District at Ka'auhuhu Homesteads, 2nd Series, North Kohala, Hawaii, Tax Map Key 5-5-13: portion of 22; subject to the conditions imposed by the Hawaii Planning Commission.

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.

cc: Masatsu and Eunice Kawamoto
Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Dept. of Planning & Economic Development
Office of Environmental Quality Control
Division of Land Management, Dept. of Land and
Natural Resources

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission May 4, 1977
9:30 a.m.

FROM: Staff

SUBJECT: SP77-259 - Masatsu and Eunice Kawamoto

The petitioner, Masatsu Kawamoto, is requesting a Special Permit to allow the construction of a commercial beef products facility upon approximately one (1) acre of land situated within the State Land Use Agricultural District at Ka'auhuhu Homesteads, 2nd Series, North Kohala, Hawaii, Tax Map Key 5-5-13: portion of 22. Activities of this facility are to include the storage, processing, and commercial sale of beef products.

The subject area is a portion of a 14.3-acre parcel located along the west side of the lower Hawi Road (Cambra Road), approximately 3,400 feet north of the Hawi-Niulii Road and Hawi Road intersection.

In support of the request, the petitioner has stated the following:

"The site requested for constructing a Storage, Processing and Commercial Sales of Beef Products has all the required utilities such as Water, Electricity and Roads. The present Chilling and Cutting Facilities is below Board of Health Standards. There is no indication of future improvements. This will mean that residents of this community will be out of Storage and Cutting Facilities. It will create an extreme hardship on individuals who are raising beef for their home consumptions. If the application for the Special Permit is granted to us, we will work closely with the Board of Health Department as to meet all of their standards for the public welfare.

"The proposed building will be located on a 14.3-acre parcel, neighbors are far enough away, so we do not feel that it will have any adverse affect on them.

"All utilities and roads are located right along side our lot. The fire hydrant is about 250 feet away. We therefore feel that we would not unreasonably burden the County to provide it.

"Our proposed use will not alter or change the character of the land. The remainder of the land will be used for pasture.

"We feel that it will make the highest and best usage of the land as far as the welfare of the public is concerned.

As we previously explained that soon the people of Kohala will not have a cutting and storage facility as the old one does not meet standards."

The General Plan Land Use Pattern Allocation Guide Map designates the subject area as Intensive Agriculture. The County Zoning designation is Agricultural 20-acres (A-20a).

Pertinent comments from governmental agencies:

1. Department of Water Supply:

"We have no adverse comments or objections to the applicant's Special Permit request for a storage/processing/commercial sales building for beef products. However, the applicant should be made aware that the Department of Water Supply reserves the right to limit the amount of consumption by the proposed use. Consumption limitations are dependent upon water availability and operational and other constraints relative to our Hawi Water System. For your information there is a 4-inch waterline along the Hawi Road."

2. Department of Agriculture:

"In addition to meeting the standards of the Department of Health, the applicant should submit a structural drawing of the proposed building to the Meat Inspection Branch of this Department for approval."

3. Department of Research and Development:

The Department of Research and Development recommended approval of the request provided that the operation not create any hardship on neighbors, such as offensive odors, noise, etc.

4. Fire Department:

The Fire Department stated that a fire station and fire hydrants are respectively located 4 and .2 miles away from the subject property.

5. Department of Public Works:

The Department of Public Works has recommended that the petitioner extend the existing pavement of Hawi Road to the driveway of the proposed building.

The minimum width of the pavement should be eighteen (18) feet.

All other cooperating agencies, including the U. S. Soil Conservation Service, Hawaii Electric Light Company, and Hawaii County Police Department had no comments on or objections to the subject request.

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

The County Planning Commission staff recommended that this Special Permit request be given favorable consideration based on the following findings:

- " 1. That the proposed use will not be contrary to the objectives sought to be accomplished by State Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people. The North Kohala area, in which the proposed use is to be located, is presently faced with a unique situation. After the closing of the Kohala Sugar Company, several of the small individual landowners in the area converted their sugar cane lands to grazing. These individuals who are raising cattles would require a facility as proposed to accommodate their immediate and future needs. Although there presently is such a facility in North Kohala, it is deemed to be inadequate and may be forced to shut down as it does not meet some of the requirements of the State Department of Health. As such, it is felt that the granting of this request in its particular location would be of great benefit to the ranchers as well as residents of the area. The proposed facility is intended to overcome various problems presently confronting the cattle raisers or ranchers in the area. With the establishment of this facility, benefits will accrue to the ranchers in terms of proximity to cutting and storage facility, cost of processing, as well as an alternate market should they desire to sell their beef products. In light of such factors, it is further determined that the proposed use will be a positive benefit and support to agriculture in the region. As such, the proposed facility, in essence, would further the objectives of the State Land Use Law and Regulations by encouraging and strengthening existing and future agricultural activities in the region. The granting of this particular request would also complement the Economic goals of the County of Hawaii General Plan which state that "The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors." The granting of the request would also be in the direction of achieving the courses of action for North Kohala which stated that "The County shall aid the expansion of diversified agriculture in the district by providing direct and indirect assistance"; "The County shall work closely with the people of the district and with industry to plan alternative uses for the lands affected by the termination of sugar operations"; and that "The County shall encourage and assist the expansion of the cattle industry and support facilities.

Furthermore, although the introduction of the proposed use will somewhat alter the essential character of the land presently classified B or Good by the Land Study Bureau, it is determined that such a change will make the highest and best use of the land involved for the welfare of the general public. As stated earlier, the proposed facility is directly related to agricultural activities in the area; namely, the cattle industry. It is further felt that the granting of the proposed use at its particular location will not have an adverse input on the overall agricultural activity of the remainder of the lot nor for the entire North Kohala area.

- " 2. That the proposed facility will only be 800 square feet in size (20'x40') and will be situated on a portion of the 14.3-acre lot. According to the plans submitted along with the application, the building will be constructed fifty (50) feet from the front property line along Hawi Road (also known as Cambra Road) and about thirty (30) feet from the adjacent property to the south on which a single-family dwelling is situated on. This dwelling, however, is situated within the south side of the property, a great distance from the area under consideration. The other adjacent properties as well as the remaining 13+ acres of the subject lot are either used for grazing or are vacant. In light of the above, it is determined that the proposed use will not adversely affect the surrounding properties and their improvements.
- " 3. That all essential utilities and facilities are available for the development of the area for the proposed use. As such, the establishment of the building for storage, processing, and commercial sales of beef products at its proposed location will not unreasonably burden public agencies to provide roads and other similar infrastructures."

On March 14, 1977, the Planning Commission voted to approve the Special Permit subject to the following conditions:

- "1. That construction of the proposed facility shall commence within one (1) year from the effective date of approval of the Special Permit and be completed within two (2) years thereafter.
- "2. That the petitioner or his authorized representative shall extend the existing pavement of Hawi Road (also known as Cambra Road) at a minimum width of eighteen (18) feet to the driveway of the proposed building, meeting with the approval of the Chief Engineer.
- "3. That the rules and regulations of the State Departments of Health and Agriculture and the County of Hawaii Department of Water Supply shall be complied with.
- "4. That no slaughtering shall be conducted on the premises.

"5. That all other applicable rules and regulations, including the Plan Approval process shall be complied with."

The Planning Commission further stated that: "Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void."