



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

GEORGE R. ARIYOSHI
Governor

PA 1218

STANLEY SAKAHASHI
Chairman

LAND USE COMMISSION

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

July 8, 1977

COMMISSION MEMBERS:

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Edward Yanai

GORDAN FURUTANI
Executive Officer

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

#365

Gentlemen:

At its meeting on July 6, 1977, the Land Use Commission voted to approve a Special Permit request by Robert Jose to allow the establishment of a smoked meat processing plant and commercial sales of the product on 1.8 acres of land situated within the State Land Use Agricultural District at Paaulo Homestead, 2nd Series, Hamakua, Hawaii, Tax Map Key 4-3-15: 22.

Approval of this Special Permit is 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

Encl.

cc: Mr. Robert Jose
Department of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Department 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
FROM: Staff
SUBJECT: SP77-266 - Robert Jose

July 6, 1977
9:30 a.m.

The petitioner, Robert Jose, is requesting a Special Permit to allow the establishment of a smoked meat processing plant and commercial sales of the product on 1.8 acres of land situated within the State Land Use Agricultural District at Paauilo Homesteads, 2nd Series, Hamakua, Hawaii, Tax Map Key 4-3-15: 22. The subject site is located along the Pohakea Homestead Road, approximately 2.7 miles mauka of Paauilo Village.

The petitioner intends to construct a 360 square foot (20' x 18') building which is to include a preparation room, storage area and refrigeration room. Also proposed are a 53 sq. foot (8' x 6'8") smokehouse building and a 12 square foot (4' x 3') fire box. All three structures are part of the proposed smoked meat processing plant.

The subject property presently contains a single family dwelling. Surrounding lands are principally utilized for cattle grazing. Single family dwellings are also scattered throughout the area.

The petitioner has stated several reasons for the Special Permit request, these include:

- "1. To supply a requested product by local retailers,
- "2. To provide an additional outlet for local cattle ranchers,
- "3. To make use of local slaughterhouses,
- "4. To promote diversified agriculture in Hawaii by introducing a new product for the state,
- "5. To provide self-employment and local employment as business increases.

"Surrounding properties will not be affected. Only slaughtered beef carcasses will be processed in an enclosed smoke house using wood as fuel about 4½ hours. I estimate one to three smokings a week as business increases. Since the process requires a slow even heat, the actual amount of smoke from the

enclosed 3' x 6' fire box will be no greater than an average house chimney. Nearest boundary line from smoke house is approximately 125 feet, nearest neighbor's structure approximately 500 feet.

"The operation will not unreasonably burden public agencies. Existing roads, water, electricity, police and fire protection are adequate. A regulation cesspool will be incorporated into the plan to provide drainage. Fire hazard will be minimal as the fire box will be completely enclosed and independent from the other facilities. All fire precautions, in accordance with the fire safety inspector, will be incorporated into the plan. Fire hydrant approximately 600 ft.

"Since this is a rural area, zoned for agriculture with easy and close access to cattle and slaughter facilities, I feel that a smoked meat business is ideally suited to the area and will not alter or change the essential character of the land.

"A smoked meat business will not be contrary to the objectives of the Land Use Law and Regulations. I have, in the past, successfully owned and operated a smoked meat business in Laupahoehoe, discontinuing only because the land was needed for the new highway. Because of this past experience, I feel that I am particularly well qualified to promote a product that will add to the public welfare and general economy of the state."

The General Plan Land Use Pattern Allocation Guide Map designates the subject area as Intensive Agricultural. The County zoning designation is Agricultural 5-acres (A-5a).

The U. S. Department of Agriculture, Soil Conservation Services Soil Survey Report describes the soil as being of the Honokaa Series. This soil consists of well-drained silty clay loams that formed in volcanic ash. The surface layer and subsoil are 6 inches and about 59 inches thick respectively. Permeability is rapid, runoff is slow and the erosion hazard is slight.

The subject site receives an annual rainfall of between 100 and 150 inches.

The Land Study Bureau's overall master productivity rating for agricultural use is Class "D" or poor.

Pertinent comments from governmental agencies:

1. State Department of Health

The State Department of Health had the following comments to offer:

"This type of food establishment is under the jurisdiction of the Department of Agriculture. The type of sewage treatment and disposal system shall meet the requirements of the Public Health Regulations, Chapter 38, Sewage Treatment and Disposal Systems. Potable water supply shall be from an approved source."

2. Department of Water Supply

The Department of Water Supply had no objections to the subject request, however, commented that the applicant should be advised that water service shall be limited to an existing 5/8-inch meter.

3. Department of Public Works

The Department of Public Works had the following comments to offer:

"All building, plumbing and electrical work shall be in accordance with applicable UBC regulations."

4. Fire Department

The Fire Department stated that the applicant shall submit plans to their office for fire safety requirements if the permit is granted.

All other cooperating agencies, including the Hawaii Electric Light Company, Hawaii County Police Department and State Department of Agriculture had no comments on or objections to the subject request.

At the public hearing held by the Hawaii County Planning Commission on April 28, 1977, the only person to testify on the permit request was the applicant.

On May 26, 1977, the Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission based upon the following findings:

- "1. That the proposed use will not be contrary to the objectives sought to be accomplished by the 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 health and welfare of the public. The purpose of the subject request is to allow the establishment of a smoked meat processing plant. This proposed operation will service some of the ranchers in the area. With the establishment of this facility, definite benefits will accrue to the ranchers as they will be able to sell their beef products to an alternative market should they so desire. In a way, the granting of this particular

request would be in the direction of achieving the course of action in the General Plan which states that "The County of Hawaii shall encourage and assist the expansion of the cattle industry and support facilities." In light of such factors, it is determined that the proposed use will be a positive benefit and support to agriculture in the area. In essence, the proposed facility would further the objectives of the State Land Use Law and Regulations by encouraging and strengthening existing and future agricultural activities in the area. The granting of this particular request would also complement the economic goal of the General Plan which states that "the County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors." It is therefore concluded that the granting of this particular request would be beneficial to the public relative to adopted agricultural policies.

- "2. That the proposed use will not adversely affect the surrounding properties and their improvements. The surrounding lands are basically used for cattle grazing. The petitioner has another 8+-acre lot across from the Homestead Road which is used for cattle grazing. Since the proposed use is somewhat related to the cattle industry, it is determined that the proposed use at this particular location will, in fact, complement the surrounding land uses; thus, would not have any adverse impact on the overall agricultural activity. Within the State Land Use Agricultural District and the County's Agricultural District, processing of agricultural products is a permitted use provided, the products are grown or raised on the premises. As such, if the property had been large enough that the product to be processed could have been raised solely on the subject lot, then a Special Permit would not have been required. In this particular case, however, a Special Permit was necessitated because the products will be obtained from other properties in the area.
- "3. That all essential utilities and services are available for the development of the area for the proposed use. As such, it is determined that the granting of this particular request on the subject property will not place any unreasonable burden on public agencies to provide additional infrastructures."

The favorable recommendation was subject to the following conditions:

- "1. That construction of the proposed facility commence within one (1) year from the effective date of this Special Permit and be completed within one (1) year thereafter.

- "2. That the rules, regulations, and requirements of the State Department of Health be complied with.
- "3. That the driveway to and parking area for the proposed facility be paved with all-weather, dust-free surface. The width of the pavement and the number of parking stalls shall be determined at the time of Plan Approval.
- "4. That the construction of the facilities be in accordance with the rules, regulations, and requirements of the Fire and Building Codes.
- "5. That all other applicable rules and regulations be complied with."

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