



DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

#377

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

February 2, 1978

HAWAII PLANNING COMMISSION  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on February 1, 1978, the Land Use Commission voted to approve a Special Permit request by the Mokuaikaua Church, Hawaii (SP77-285) to allow the construction of a maintenance, storage and service building to be established within the State Land Use Agricultural District at Keauhou 2nd, North Kona, Hawaii, Tax Map Key 7-8-5: 35.

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: Mokuaikaua Church  
Department of Taxation, Hawaii  
Tax Maps Recorder, Dept. of Taxation  
Property Technical Office, Dept. of Taxation  
Real Property Tax Assessor, Dept. of Taxation  
Department of Planning & Economic Development  
Office of Environmental Quality Control  
Division of Land Management, DLNR

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STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission DATE: February 1, 1978  
FROM: Staff  
SUBJECT: SP77-285 - Mokuaikaua Church

The petitioner, Mokuaikaua Church, is requesting a Special Permit to allow the construction of a maintenance, storage and service building on approximately 2.27 acres of land situated within the State Land Use Agricultural District at Keauhou 2nd, North Kona, Hawaii, Tax Map Key 7-8-5: 35. The subject site is located along the makai side of the Kuakini Highway, approximately one half mile Kealahou side of the Kuakini Highway and Puuloa Road intersection (see County Exhibit N-1).

The proposed building is to be initially used for the storage of agricultural products (i.e. banana, avocado, and coffee) and as an equipment maintenance facility. The petitioner subsequently intends to also use the building for the fabrication of church furniture, cabinets, and other church and auxiliary items. The single story structure is to encompass a floor area of 864 square feet.

The proposed building is to be set back 30 feet from the Kuakini Highway and access provided via an existing driveway into the property. The subject parcel presently has one (1) dwelling on it.

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

"The Trustees of Mokuaikaua Church wish to construct a service-type building on its present 2.27 acres of agriculture land. The use of the land is now designated as church cemetery, and the requested use would be in support of the object use of the property.

"Secondly, the desired building would in no way adversely affect any of the surrounding properties; but, in fact, would enhance the aesthetics of the entire area.

"Thirdly, there would be no unreasonable burden placed upon any public agency to provide any amenities at all.

"Fourthly, there has arisen a need on the part of the church for a service-type building for general and overall use.

"Fifthly, the area intended for use is presently unsuitable for cemetery use since it had been a very low area which ten years ago was used to move large boulders into.

"Sixthly, the proposed use will in no way alter the essential character of the land.

"Lastly, we intend to convert an unusable area to its highest and best use in the church's pursuit to serve its community.

"With regards to the short-term use of the building, it shall be used as an agricultural storage and equipment maintenance facility. We presently are growing banana, avocado and coffee. We also intend to plant macadamia nut trees within our adjoining three acre parcel.

"As for our long-term use of the proposed building, we wish to augment its use by adding to our ever expanding ministry a place where we can fabricate church furniture, cabinets and all other church and auxiliary items."

The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the subject property for low density urban uses. This designation permits single family residential units up to a density of four (4) units per acre. The property is presently zoned Unplanned (U) by the County.

The Land Study Bureau's overall master productivity soil rating for agricultural use is Class "C" or Fair for the subject site. These soils are of the Honouliuli series which tend to be rocky and unsuited to machine tillability. Average annual rainfall ranges between sixty (60) to eighty (80) inches.

Single family residences, cemeteries, and macadamia nut groves surround the subject site. A County park is also situated adjacent to and south of the Mokuaikaia Cemetery.

Pertinent comments from governmental agencies:

1. Fire Department

"There is no fire hydrant located in this vicinity at the present time. The nearest hydrant is approximately a quarter of a mile away. This area is serviced by the Kailua Fire Station."

## 2. Department of Transportation

The Highways Division of the State Department of Transportation provided the following comments:

- "1. Access shall be off existing frontage road.
- "2. Provide on site parking for facility.
- "3. Landscaping should be provided."

## 3. Department of Health

The Department of Health stated the following:

- "1. Any addition to the cemetery requires the approval of the Director of Health. Please call the Chief Sanitarian, Hawaii District for assistance.
- "2. Sanitary facilities are required for church members by the Public Health Regulations, Chapter 1 Sanitation."

Other cooperating agencies, including the Hawaii Electric Light Company, Inc., Department of Public Works, Department of Water Supply, U.S. Soil Conservation Service, Department of Agriculture, and Police Department had no objections to the subject permit request.

At the public hearing held by the Hawaii County Planning Commission on November 16, 1977, the petitioner was represented by Pastor Henry Boshard. No one spoke in opposition to the permit request. For the Commission's information, the November 16, 1972, hearing transcript has been attached (County Exhibit Q).

On December 6, 1977, the Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission based upon the following findings:

"That the proposed use will not burden public agencies in the provision of road, water, sewage disposal, and police and fire protection. All cooperating agencies charged with the responsibility of providing such public services had no adverse comments or objections to the subject request. Further, the subject property is currently serviced by an existing access way and water line. There are also sanitary facilities on site presently.

"That the proposed use will not adversely affect surrounding properties. Surrounding land uses include cemetery, agricultural, single family residential and park uses in addition to vacant lands. Given the sparseness of present improvements in the area, the

proposed use will most likely not have adverse impacts on the surrounding lands. Further, the proposed use will complement the existing cemetery and potential agricultural uses of the property by providing facilities for storage and maintenance. Thus, it is reasoned that the proposed use will not have an adverse impact on the agricultural potential of the area and that the use is not anticipated to adversely affect the surrounding properties.

"That the proposed use will be consistent with the objectives of the land use law which are to preserve, protect and encourage the development of lands in the State for those uses to which these lands are best suited in the interest of public health and welfare of the people of the State of Hawaii. The proposed use is intended to be supportive of Mokuaikaua Church, which is a nonprofit religious organization. Given the petitioner's purposes and the relatively small scale of the proposed development, it is reasoned that the welfare of the people of Hawaii will be promoted by the establishment of the proposed use. The applicant's intention to service church activities distinguishes this request from a commercial enterprise which does not maintain as its primary objective the promotion of the general welfare."

The favorable recommendation was subject to the following conditions:

- "1. That the petitioner or its authorized representative shall submit plans for plan approval within one (1) year of the effective date of approval of the Special Permit. Construction of the proposed structure shall commence within one (1) year of the receipt of final plan approval and be completed within two (2) years thereafter.
- "2. That should the proposed use generate unanticipated adverse impacts on the surrounding properties, the Planning Director shall so notify the Planning Commission and recommend appropriate action to the Planning Commission to have this Special Permit terminated or to add other mitigating conditions.
- "3. That adequate parking, as determined by 'plan approval', shall be provided. These stalls shall be individually accessible with adequate back-up space for turning movements and shall have an all-weather dust-free surface.
- "4. That all other applicable rules and regulations shall be complied with."

It was further stated by the Planning Commission that:

"Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void."