

January 4, 1979

Mr. Herbert S. Watanabe
Staff Specialist, Business Facilities
Department of Education
State of Hawaii
75 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Watanabe:

Special Permit Application
Tax Map Keys 8-3-13:21; 8-6-10:9 & 12;
5-5-8:24 & 42

The Planning Commission at its regular meeting of December 14, 1978, considered your application for a special permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

The Commission voted to forward a favorable recommendation to the Land Use Commission subject to the following conditions:

1. That the "Plan Approval" process shall be complied with for any additional structures and uses.
2. That all other applicable rules, regulations and requirements shall be complied with.

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

In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,



WILLIAM F. MIELCKE
Chairman, Planning Commission
cc Land Use Division, DPED
Kona Service Ofc.

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cc State Land Use Commission
BCC Land Use Division, Ping Dept.

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Mr. Gordan Furutani
Executive Officer
Land Use Commission
190 South King Street
Honolulu, HI 96813

Dear Mr. Furutani:

Special Permit Application
Petitioner: State of Hawaii Department of Education

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, we are transmitting the decision and findings of the County Planning Commission on the above application.

The special permit request was to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 and 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 and 42.

The Planning Commission at a duly advertised public hearing held on November 16, 1978 in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii, discussed the subject request. The Commission on December 14, 1978 voted to recommend the approval of the Special Permit to the Land Use Commission based on the following findings:

That the granting of this request will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which the lands are best suited in the interest of the public health and welfare of the people. The areas under consideration include the Honaunau School Site, the Ho'okena School Site and portions of the Kohala High and Grammar School site, all of which are situated within the State Land Use Agricultural District. While schools and school uses are not permitted within the State Land

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Use Agricultural District, these areas under consideration are non-conforming, having been established prior to the adoption of the State Land Use Law and Regulations. The purpose of this request, then, is to legitimize the use of these areas for the existing educational purposes. These three (3) school sites are an integral part of the State educational system providing educational opportunities to enable individual as to fulfill their needs, responsibilities and aspirations. The granting of this request will enable the petitioner to continue to provide these services within the respective communities and furthermore will allow the possible expansion and/or replacement of the existing facilities as may be required in the future. It is therefore determined that the continued use of these areas for the intended educational purposes will result in the highest and best use of these lands for the public health and welfare.

Further that the granting of this request will be in accordance with the Public Facilities Element of the General Plan. Specifically this Element states as its goal:

"to provide public facilities that effectively service community needs and to continue seeking ways of improving public service through better and more functional facilities which are in keeping with environmental and aesthetic concerns of the community."

The General Plan also states specific courses of action for the Kohala and Kona districts. This course of action include that continual improvement of the Kohala High and Grammar School facilities shall be undertaken as needs dictate and that expansion of the Holualoa and Ho'okena School complexes to meet school district needs shall be encouraged.

That the granting of this request will not adversely affect surrounding properties or improvements. The purpose of this Special Permit request is to legitimize the existing educational uses of the Honaunau, Ho'okena and portions of the Kohala School sites. These areas are already built up with facilities and improvements for their educational uses. Furthermore, the Ho'okena School was established in the 1920's while the Honaunau School site were established in 1952. Consequently it is determined that the continued use of these areas for the existing educational purposes will not adversely affect the surrounding areas nor will it alter or change the essential character of these lands.

That the granting of this request will not unreasonably burden other public agencies to provide roads and other infra-

Mr. Gordan Furutani
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structure and services. All necessary utilities and facilities are already available at the respective school sites.

Furthermore, it should be pointed out that the action of the Kohala School site under consideration is situated immediately adjacent to the State Land Use Urban designated area of Kapa'au. It is therefore suggested that the Department of Education look into the reclassification of these areas to the State Land Use Urban district in order to further bring them into conformance with their actual use.

The favorable recommendation was also subject to the following conditions:

1. That the "Plan Approval" shall be complied with any additional structures and uses.
2. That all other applicable rules, regulations and requirements shall be complied with.

Enclosed are copies of the Exhibits from the subject docket.

Sincerely,



William F. Mielcke
Chairman, Planning Commission

WFM:mh

Enclosures

cc: Herbert S. Watanabe, DOE
Land Use Division, DPED
Kona Service Office