

CERTIFIED MAIL

December 8, 1981

Mr. Alvah T. Miyamoto, District Engineer  
State Department of Transportation  
Highways Division, Hawaii District  
P. O. Box 4277  
Hilo, Hawaii 96720

Dear Mr. Miyamoto:

Special Permit Application (80-16)  
TMK: 7-8-07:61

The Planning Commission at its duly held public hearing on December 3, 1981, voted to approve your application, Special Permit No. 500, to allow the establishment of a baseyard on 0.9 acre of land situated within the State Land Use Rural District at Keauhou 1st, North Kona, Hawaii.

Approval of a 3-year temporary baseyard use is based on the following:

The approval of the temporary use should provide the State Department of Transportation adequate time to locate and establish a permanent baseyard facility in a more suitable location. The 3-year approval would essentially legitimize the existing equipment storage use of the property and allow limited continuation of this use so that the search for suitable permanent baseyard may proceed without interfering with the existing operations.

The temporary baseyard facility 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 they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as Rural by the State Land Use Commission. The uses and activities permitted within the Rural District are basically

DEC 10 1981

Mr. Alvah Miyamoto, District Engineer

Page 2

December 8, 1981

related to agricultural and residential activities. The Rural District includes lands which are surrounded by, or contiguous to this District and are not suited to low density residential uses or for small farm or agricultural uses. Land capability and overall productivity ratings indicate that the subject area is considered to be fair agricultural land with severe limitations for cultivation. Although the general area is designated as "Other Important Agricultural Lands" under the Agricultural Lands of Importance classification system, the particular area under consideration for the requested activity is not well suited for agricultural use due to its small lot size. Consequently, it is determined that the establishment of a temporary highway baseyard facility will not adversely affect the long term agricultural or low density residential potential of this or surrounding areas.

The temporary baseyard facility will have only limited adverse effects on surrounding properties. Most of the activity will occur as the equipment leaves and returns from the site at the beginning and end of the day. This will occur at 7:00 a.m. and 3:30 p.m., Monday through Friday. Therefore, noise and other auto related impacts would be limited to relatively short periods during the day. During the remainder of the day, no impacts are anticipated since the site will be vacant or used as a parking area. Further, the limited impacts will occur only during the interim period until the State Department of Transportation can establish a permanent baseyard facility.

The temporary baseyard facility will not unreasonably burden public agencies to provide additional infrastructure and services. All necessary infrastructure and services are available to the subject property.

Based on the foregoing reasons, it is determined that a Special Permit for a temporary baseyard facility will not be violative of the State Land Use Law and Regulation.

While the temporary use is deemed to be compatible with the intent of the State Land Use Law, the establishment of a permanent facility would have potentially significant adverse effects on the area; and thus staff is not recommending approval of the permanent facility.

The creation of a permanent baseyard facility will represent a bona fide industrial establishment in the midst of a rural area. The plans presented by the petitioner propose a 4,800 square foot maintenance structure (40' x 120'), a service

Mr. Alvah Miyamoto, District Engineer

Page 3

December 8, 1981

station, and parking areas. The environmental assessment submitted indicates that 19 pieces of equipment are expected to utilize the baseyard. The 19 pieces of equipment includes a motor grader, loader, roller, truck tractor with lowbed trailer, 4 dump trucks, 7 pickup trucks, and 4 tractor mowers. The servicing of the equipment and other related activities will generate more continuous activity on the property increasing in intensity as the State Highway system expands in Kona.

Such a maintenance facility is anticipated to generate adverse impacts to the residential uses in the area by increasing noise and traffic levels.

Furthermore, the approval of a permanent baseyard facility would encourage the introduction of other industrial uses into the area. Thus, the cumulative effect would potentially be greater than the present request alone. Such an outcome would further intensify the negative industrial impacts to the existing rural character of the area and would be contrary to the General Plan Low Density Urban designation for the mauka Keauhou area.

The County supports the expansion of the State Highway system in Kona and recognizes that maintenance baseyards are necessary for the upkeep of the highways. At the same time these baseyard facilities should be located in suitable areas which would not be adversely affected by such use. Based on these considerations, staff is recommending the approval of the temporary baseyard use of the property to allow the State Department of Transportation to continue the existing use of the property while seeking a more suitable permanent location.

Approval of this Special Permit request for a 3-year temporary baseyard use is subject to the following conditions:

1. That the petitioner, State Department of Transportation, Highways Division, shall be responsible for complying with all of the stated conditions of approval.
2. That plans shall be submitted and Final Plan Approval, in accordance with Chapter 8 (Zoning Code), Hawaii County Code, shall be secured prior to the establishment of the baseyard activity on the subject property.
3. That the baseyard activity shall be established within one year from the effective date of the Special Permit and shall be limited to a maximum of three (3) years from the effective date of the Special Permit.

Mr. Alvah Miyamoto, District Engineer

Page 4

December 8, 1981

4. That any construction activity on the site shall be limited to perimeter fencing and temporary/portable structures.
5. That no permanent buildings shall be permitted for the baseyard facility.
6. That all other applicable rules, regulations and requirements, including the Grading Ordinance and Department of Health regulations, shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit may be nullified by the Planning Commission.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



BERT H. NAKANO  
Chairman, Planning Commission

lgv

cc: State Land Use Commission  
Department of Public Works  
Department of Water Supply  
Department of Health  
Kona Services Office

bcc: Land Use Controls Division, Planning Dept.