

CERTIFIED MAIL

January 20, 1982

Mr. Ormond Kelley  
The Church of Jesus Christ  
of Latter-Day Saints  
P. O. Box KKK  
Wailuku, Maui, HI 96793

Dear Mr. Kelley:

Special Permit Application (81-23)

TMK: 8-4-04:38

The Planning Commission at its duly held public hearing on January 14, 1982, voted to approve your application, Special Permit No. 502, to legitimize the existing non-conforming church use and to allow the expansion to the existing facility on 45,000 square feet of land situated within the State Land Use Agricultural District at Honaunau, South Kona, Hawaii.

Approval of this request is based on the following:

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 purpose of the Land Use Law and Regulations is to protect, preserve, and encourage the development of lands in the State for the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as Agricultural by the State Land Use Commission. The Agricultural District not only includes lands with a high capacity or potential for agricultural uses, but also lands which are surrounded by or contiguous to agricultural lands and which are not suited to agricultural and ancillary activities by reason of topography, soils, and other related characteristics. The subject property's dominant soil type is Kona extremely rocky muck, which is in the U. S. Department of Agriculture, Soil Conservation Service's capability Class VIIs. Class VIIs soils have severe limitations which make

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them unsuited for cultivation. The Land Study Bureau's rating of these lands for overall agricultural productivity is the lowest on their scale which is Class "E" or "very poor." Although it is possible that some agricultural activities may be conducted on the subject property, it is determined that approval of the subject request would not be contrary to the objectives of the State Land Use Law and Regulations given the capability class rating of the subject property for agricultural productivity and the above-cited criterion for determining the Agricultural District.

2. That the proposed use will not adversely affect surrounding property. The purpose of the subject request is to legitimize the existing non-conforming church use and to allow the expansion of the facilities on the property with the addition of a two-story classroom structure. The subject property has been utilized for church and related activities since 1965 and the requested expansion will not significantly increase the impacts already being experienced. Surrounding land uses include coffee fields, scattered single family dwellings, the Honaunau Post Office, and an animal feed store. It is therefore determined that approval of the subject request will be compatible with the rural character of the area and would not be in conflict with the surrounding uses.
3. That the proposed use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements and police and fire protection. As it was stated previously, the subject property is already being utilized for church and related activities. The requested expansion will not require any significant increase in infrastructure or services. All of the necessary infrastructure are already available to the subject property.

Approval of this Special Permit request is subject to the following conditions:

1. That Ormond Kelley and/or The Church of Jesus Christ of Latter-Day Saints shall be responsible for complying with all stated conditions of approval.
2. That plans, including detailed landscaping plans, shall be submitted to the Planning Department and Final Plan Approval, in accordance with Chapter 8 (Zoning Code), Hawaii County Code, be secured within one (1) year from the effective date of the Permit.

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3. That ingress and egress be restricted to two (2) 22-foot accesses at both ends of the subject property.
4. That construction of the proposed facility commence within one (1) year from the date of receipt of Final Plan Approval and be completed within three (3) years thereafter.
5. That all of the other applicable rules, regulations and requirements be complied with.

Should any of the foregoing conditions not be met, this Special Permit shall be automatically void.

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

Sincerely,



ALFREDO ORITA  
CHAIRMAN, PLANNING COMMISSION

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cc: State Land Use Commission  
Department of Public Works  
Department of Water Supply

bcc: Plan Approval Section