

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

APPLICATION FOR SPECIAL PERMIT )  
by )  
GILBERT MOTTA, JR. )  
for )  
MEAT & PORK PROCESSING PLANT )  
in )  
AHUALOA HOMESTEADS, )  
HAMAKUA, HAWAII )  
\_\_\_\_\_ )

SPECIAL PERMIT  
NO. 492

SPECIAL PERMIT

The County Planning Commission at a duly held public hearing on August 13, 1981, considered the application of GILBERT MOTTA, JR. for a Special Permit in accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, as amended, and Rule No. 6 of the Planning Commission relating to Special Permit to allow a meat and pork processing plant on 5 acres of land situated within the State Land Use Agricultural District at Ahualoa Homesteads, Hamakua, Hawaii, Tax Map Key 4-6-8:Portion of 56.

The Commission has found the following:

The proposed use will not be contrary to the objectives sought to be accomplished by 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 public health and welfare of the people.

There is an existing 430+ square foot meat processing room which is used to process the petitioner's beef and pork products raised on the premise. While the processing facility may exist as long as the products to be produced are raised solely on the subject lot, the petitioner is now requesting that he be allowed to expand his operation by also processing beef and pork products from other ranches in the Hamakua area. In doing so, a Special Permit is required.

It is felt that the granting of this request in its particular location would not only be beneficial to the petitioner, but would also be of great benefit to the ranchers as well as residents of the area. The proposed facility may overcome various problems presently confronting the cattle raisers or ranchers in the area. The other ranchers in the area would require a facility as proposed to accommodate their immediate and future needs. With the establishment of this facility, benefits will accrue to the ranchers in terms of proximity to cutting and storage facility, cost of processing, as well as an alternate market should they desire to sell their beef and pork products. In light of such factors, it is further determined that the proposed use will be a positive benefit and support to agriculture in the region. As such, the proposed

facility, in essence, would further the objectives of the State Land Use Law and Regulations by encouraging and strengthening existing and future agricultural activities in the region. The granting of this particular request would also complement the Economic goals of the County of Hawaii General Plan which state that "The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors."

Furthermore, the introduction of the expanded usage of the existing facility will not alter the essential character of the land and its present use nor will it adversely affect the surrounding properties and their improvements since no structural expansion is contemplated. As stated earlier, the proposed facility is directly related to agricultural products in the area; namely, the cattle and pork industry. It is further felt that the granting of the proposed use at its particular location will not have an adverse impact on the overall agricultural activity of the remainder of the lot nor for the entire Hamakua area.

Finally, all essential utilities and facilities are available for the development of the area for the proposed use. Therefore, the expanded usage of the existing facility at its proposed location will not require any additional improvements to the existing infrastructures serving the area.

Therefore, the Commission hereby grants to the petitioner a Special Permit to allow a meat and pork processing plant on 5 acres of land situated within the State Land Use Agricultural District at Ahualoa Homesteads, Hamakua, Hawaii, Tax Map Key 4-6-8:Portion of 56, pursuant to the authority vested in it by Chapter 205, Section 205-6, Hawaii Revised Statutes, as amended, and Rule No. 6 of the Planning Commission.

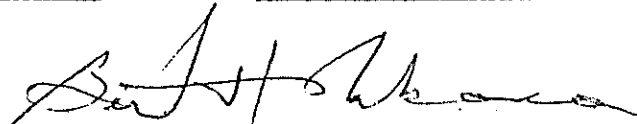
Approval of the Special Permit is subject to the following conditions:

1. That the petitioner, Gilbert Motta, Jr., shall be responsible for complying with all of the stated conditions of approval. Furthermore, the Special Permit shall be non-transferable.
2. That the rules, regulations and requirements of the State Departments of Health and Agriculture be complied with.
3. That all other applicable rules and regulations shall be complied with.

Should the foregoing conditions not be met, the Special Permit may be deemed null and void by the Planning Commission.

The effective date of the Special Permit shall be August 13, 1981.

Dated at Hilo, Hawaii, this 9th day of October, 1981.

  
BERT H. NAKANO  
Chairman, Planning Commission

APPROVED AS TO FORM  
AND LEGALITY:

*Mr. Ben Bukazdi*  
DEPUTY CORPORATION COUNSEL  
COUNTY OF HAWAII

Date: 23 Sept 81