

#522

CERTIFIED MAIL

November 17, 1982

Reverend Mark Martel
Pahaa Assembly of God
P. O. Box 1368
Pahaa, HI 96778

Dear Reverend Martel:

Special Permit Application (Docket SP 82-14)
Establishment of Church Use & Related Improvements
TMK: 1-5-07:22

The Planning Commission at its duly held public hearing on November 9, 1982, voted to approve your application, Special Permit No. 522, to allow the establishment of a church use and other related improvements on 3.338 acres of land within the State Land Use Agricultural District. The property involved is located along the east side of the Keasu-Pahaa Road approximately 3,000 feet north of the Pahaa Post Office, Keonepoko Homesteads, Puna, Hawaii, TMK: 1-5-07:22.

Approval of this request is based on the following:

That the establishment of a church and related uses will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The subject property is classified Agricultural by the State Land Use Commission and Orchard on the General Plan Land Use Pattern Allocation Guide (LUPAG) Map. The area is also zoned Agricultural by the County. Within the County's Agricultural zoned district, churches are "Conditionally Permitted Uses."

That approval of this particular use is not anticipated to have any adverse effect on surrounding properties. The subject property is of sufficient size to enable adequate setbacks and buffers to be established. These concerns may be addressed through conditions of approval.

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That the proposed use will not unreasonably burden public agencies to provide additional facilities and services. All essential services and facilities are available to the subject site.

That unusual conditions, trends and needs have arisen since the district boundaries and regulations were established. The 1980 Census figures indicated that the Puna District was one of the fastest growing districts in the State. As such, it is determined that the establishment of a church and related uses at the subject location will help to meet the needs of the rapidly growing population in the district.

That the subject property consists primarily of Pahoehoe lava. The Land Study Bureau has classified this land as "E" or Very Poor. Further, the property is not designated as Prime, Unique or Other Important Agricultural Land under the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH) classification system. Therefore, although there may be certain agricultural activities which can be undertaken on the subject property, in this particular case, it is determined that the requested use will not be detrimental to the island's agricultural resource base nor will it have an adverse impact on the overall agricultural activity of the district, region and island.

Based on the foregoing findings, it is concluded that the proposed church and related uses are "unusual and reasonable uses," and would promote the effectiveness and objectives of Chapter 205, HRS, as amended.

Approval of this special permit request is subject to the following conditions:

1. That the petitioner or its authorized representative shall be responsible for complying with all of the stated conditions of approval.
2. That plans for the church and parking area, including landscaping plans, shall be submitted to the Planning Department for Plan Approval within one year from the effective date of the Special Permit.
3. That construction of the church and parking area shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.

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4. That prior to the construction of any additional facilities, plans shall be submitted for plan approval.

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,



ALFREDO ORITA
Chairman, Planning Commission

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cc: Chief Engineer, Public Works Department

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CERTIFIED MAIL

October 22, 1986

Mr. Bob Lanning, Pastor
Pahoa Assembly of God
P. O. Box 1368
Pahoa, HI 96778

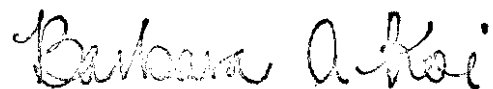
Dear Mr. Lanning:

Amendments to Special Permit No. 522
Tax Map Key: 1-5-07:22

The Planning Commission at its duly held public hearing on October 16, 1986, considered your requests to amend the school grade levels from K - 5 to 1 - 12 and to delete Condition no. 8 (life of permit) of Special Permit No. 522. Since there were insufficient number of votes to approve your request, the motion was denied. You may appeal the Commission's decision to the Third Circuit Court.

Should you have any questions, please feel free to contact the Planning Department.

Sincerely,



Barbara A. Koi
Chairperson, Planning Commission

cc: State Land Use Commission
Corporation Counsel
Department of Public Works

bcc: Plan Approval Section

OCT 22 1986