

CERTIFIED MAIL

December 15, 1982

Rev. Alfred S. Smith
Roman Catholic Diocese
Sacred Heart Church
Pahoa, HI 96778

Dear Rev. Smith:

Special Permit Application Application (82-15)
TMK: 1-5-06:Portion of 1

The Planning Commission at its duly held public hearing on December 9, 1982, voted to approve your application, for a Special Permit to allow the construction of a church parish hall on 1.34+ acres of land situated within the State Land Use Agricultural District at Pahoa, Puna, Hawaii.

Approval of this request is based on the following:

That the establishment of a "Parish Hall" as an accessory use to the existing church 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 "Low Density" by the General Plan Use Pattern Allocation Guide (LUPAG) map. The area is also zoned "Agriculture" (A-1a) by the County. Within the County's Agricultural zoned districts, churches and accessory uses are conditionally permitted by the Zoning Code.

The subject property is relatively developed with an existing church, rectory, assembly hall and paved parking area as a religious complex and contains no agricultural activities. The Land Study Bureau's overall master soil productivity rating for this area is Class "D" or "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) map. Therefore,

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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 or island.

The 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.

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.

Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established. The 1980 Census figures indicate that the Puna District was one of the fastest growing districts in the State. As such, it is determined that the establishment of the "Parish Hall" to supplement the existing facilities will help to meet the needs of the rapidly growing population in the district.

Based on the foregoing findings, it is concluded that the proposed "Parish Hall" use is an "unusual and reasonable use" 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 authorized representative shall be responsible for complying with all the stated conditions of approval.
2. That plans for the "Parish Hall" and parking area, including landscaping plans shall be submitted to the Planning Department for Plan Approval within one (1) year from the effective date of the Special Permit.
3. That construction of the "Parish Hall" 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 a metes and bounds description in written and map form be submitted to the Planning Department to be kept on file. This description shall be limited to the 1.34 acres as described in the application for Special Permit.
5. That a drainage system in accordance with the requirements of the Department of Public Works be installed.
6. That all other applicable State and County Rules, Regulations and requirements shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed 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: Jerry Kamimura
Chief Engineer, Department of Public Works
Building Section, Department of Public Works
Kona Services Office