

CERTIFIED MAIL

November 28, 1983

The Reverend Alfred E. Smith
Roman Catholic Diocese-Sacred Heart Church
P. O. Box 17
Pahoa, Hawaii 96778

Dear Reverend Smith:

Special Permit Application (83-12) -
TMK: 1-5-06:Portion of 1

The Planning Commission at its duly held public hearing on November 22, 1983, voted to approve your application, Special Permit No. 540, at Pahoa, Puna, Hawaii.

Approval of this request is based on the following:

The establishment of the church use as a permitted use will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The subject property is not highly rated as a site having agricultural resources. The Land Study Bureau Master Productivity Rating is Class D or "Poor," while the ALISH system does not classify the land as Prime, Unique or Other Important Agricultural Land. Thus, the approval of the subject request will not be removing valuable agricultural resources from production nor adversely affect the potential productivity of the area.

Further, the existing church use of the site has been on-going for several years, pre-dating the land use law and regulations. This history of use is an integral part of the community activities in the Pahoa area and thus its continuance would be in keeping with the overall intent of the Land Use Law which is to use the lands for those purposes to which they are best suited in the interest of the health and welfare of the people of the State of Hawaii.

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The recognition of the existing use as a permitted use will not place unreasonable burdens on public agencies to provide the necessary services. The provision of these services have been on-going for many years. While some expansion of the church activities may result, it is anticipated that these uses will not place unreasonable burdens given the highly developed nature of the existing infrastructure and public service network.

The continued use of the property for church activities is not expected to adversely affect surrounding properties. Currently the structures on the property are setback substantial distances from the adjacent property lines. The size of the site will allow future uses to be established without necessarily affecting surrounding properties adversely.

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

1. The petitioner, its successors or assigns, shall be responsible for complying with all conditions of approval.
2. The plans for any proposed construction activity shall be submitted for Plan Approval prior to the issuance of building permits.

cc letter of 3/13/84 revising figure 9.758 acres.

3. A metes and bounds description in written and map form of the (14+) acres established for the church use shall be submitted to the Planning Department within one-year from the date of approval of the Special Permit.

4. The plans for the proposed addition shall be submitted within one year from the effective date of the Special Permit and construction shall be completed within two years thereafter.
5. All other rules, regulations, and requirements shall be complied with.

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

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

Sincerely,


for CLYDE IMADA
Chairman, Planning Commission

cc: Chief Engineer
Department of Public Works. Building Section
Department of Water Supply

bcc: Plan Approval Section