

CERTIFIED MAIL

April 27, 1984

Ms. Elizabeth Hollinger  
3264 Allan Place  
Honolulu, HI 96817

Dear Ms. Hollinger:

Special Permit Application (84-7)  
Petitioner: William Foster on Behalf of  
The National Spiritual Assembly of the  
Baha'is of the Hawaiian Islands  
TMK: 1-6-09:345 and 346

The Planning Commission at its duly held public hearing on April 25, 1984, voted to approve the above application, Special Permit No. 551, at Keaau, Puna, Hawaii.

Approval of this request is based on the following:

The proposed use will not be contrary to the objectives sought to be accomplished by the 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 and ancillary activities by reason of topography, soils, and other related characteristics. The subject area's dominant soil type is Pahoe-hoe lava. This soil type is rated low for agricultural activities. 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

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Regulations given the low agricultural potential for the subject area and the above-cited criterion for determining the Agricultural District.

It should be further noted that the subject property is situated within the County's Agricultural-three acre (A-3a) zoned district which allows churches and related uses as "conditionally permitted uses." As such it is determined that approval of the subject request would not be contrary to the County General Plan nor circumventing the County's planning efforts for this particular area.

The proposed use will not adversely affect the surrounding properties and their improvements. The proposed day camp facility will be a one-story building. The subject property is of sufficient size, two acres, to enable adequate setbacks and buffers to be established. These concerns can be addressed through conditions of approval and the "Plan Approval" process established in the Zoning Code. Therefore, the size, bulk, architecture, function and placement of the proposed structure and the impacts resulting therefrom are not anticipated to be adversely affecting the surrounding lands or properties nor significantly affecting the character of the area.

It should be further noted that petitioner has already established a community center on the adjacent parcel to the southeast. Based on the petitioner's limited use of the facility, primarily during the months of July and August, it is determined that the impacts to surrounding properties will not increase significantly above those levels already being experienced.

The proposed use will not unreasonably burden public agencies to provide roads and other similar infrastructure or services. The petitioner will be responsible for providing all essential services and facilities to the subject property.

Unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established. In terms of population, the Puna district has been the second fastest growing district on the island. From 1970 to 1980, the population of Puna has increased by 128 percent. The County of Hawaii Data Book 1980 edition shows a population of 5,154 in 1970 and a population of 11,775 in 1980 in the Puna district. As such, the proposed use will help to meet the spiritual needs of the expanding population in this area.

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Based on the foregoing findings, it is determined that the proposed day camp and related church uses is an unusual and reasonable use of land within the State Land Use Agricultural district. As such, it is further determined that approval of the subject request would promote the effectiveness and objectives of Chapter 205, HRS, as amended.

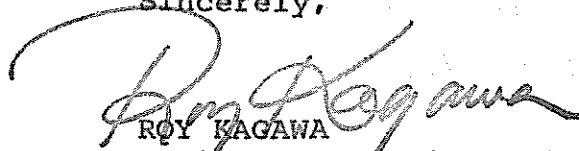
Approval of this special permit request is subject to the following conditions:

- a. The petitioner, its successors or assigns, shall be responsible for complying with all conditions of approval.
- b. The plans for the day camp facility and parking area, including a detailed landscaping plan, shall be submitted to the Planning Department for "Plan Approval" within one year from the effective date of approval of the Special Permit.
- c. Grading and drainage plans meeting the requirements of the Department of Public Works shall be submitted along with plans for Final Plan Approval.
- d. The construction of the day camp facility and parking area shall commence within one year from the receipt of Final "Plan Approval" and be completed within two years thereafter.
- e. Thirty-fourth Avenue shall be improved from the northwest boundary line of parcel 347 to the northwest boundary line of parcel 345, a distance of approximately 200 feet, with a minimum 16 foot wide oil-treated gravel surface, subject to the approval of the Department of Public Works. The roadway improvements shall be completed prior to the issuance of final occupancy for the proposed Day Camp Facility.
- f. All other applicable rules, regulations, and requirements, including those of the State Department of Health, shall be complied with.
- g. Should the Planning Department determine that any of the foregoing conditions have not been 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,



ROY KAGAWA  
Chairman, Planning Commission

cc: Real Property Tax Division  
Chief Engineer  
Building Section, Public Works  
Dept. of Water Supply  
Mr. William Foster

bcc: Plan Approval Section