

CERTIFIED MAIL

June 13, 1985

Mr. Stanley Hara
H & I Realty Services, Inc.
203 Kilauea Avenue
Hilo, HI 96720

Dear Mr. Hara:

Special Permit Application (85-8)
Applicant: Tenrikyo Puna Church
TMK: 1-5-37:97

The Planning Commission at its duly held public hearing on June 6, 1985, voted to approve your application, Special Permit No. 590, to allow the establishment of a church on 1 acre of land situated within the State Land Use Agricultural District at Hawaiian Paradise Park Subdivision, 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 our contiguous to agricultural and ancillary activities by reason of topography, soils, and other related characteristics. The subject area's dominant soil type is pahoehoe 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 Regulations given the low agricultural potential for the subject area and the above-cited criterion for determining the Agricultural District.

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The proposed use will not adversely affect the surrounding properties and their improvements. The proposed church activity will be within an existing single family dwelling with minor additions to the building. The reverend also intends to live within the structure. The subject property is of sufficient size, 1.0 acre, 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 impacts resulting therefrom are not anticipated to adversely affect the surrounding lands or properties nor significantly affect the character of the area.

The proposed use will not unreasonably burden public agencies to provide roads and other similar infrastructure or services. The current roadway conditions are adequate given the 20-foot wide pavement on Shower Drive. Water supplies, as required by the Department of Health and the Fire Department, will also be required as conditions of approval.

Based on the foregoing findings, it is determined that the proposed church and related 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. Plans for the church 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. Construction of the church and parking area shall commence within one year from the receipt of Final "Plan Approval" and be completed within two years thereafter.
- d. All other applicable rules, regulations, and requirements, including those of the State Department of Health and the Fire Department shall be complied with.
- e. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially

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complied with in a timely fashion, the Special Permit shall be void.

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

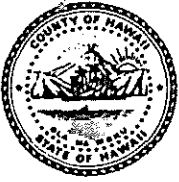
Sincerely,



Donald Thompson
Chairman, Planning Commission

cc: State Land Use Commission
Rev. Sachiko Wakimoto
William Greig
Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section



Planning Commission

Bernard K. Akana
Mayor

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8288

CERTIFIED MAIL

February 20, 1990

Reverend Sachiko Wakimoto
Tenrikyo Puna Church
212 Ululani Street
Hilo, HI 96720

Dear Reverend Wakimoto:

Time Extension to Condition C of Special Permit No. 590 (85-8)
Tax Map Key: 1-5-37:97

The Planning Commission at its duly held public hearing on February 8, 1990, voted to approve your request for a time extension to Condition C (construction requirement) of Special Permit No. 590 which allowed the establishment of a church and related improvements on one acre of land situated within the State Land Use Agricultural District at the southern corner of Shower Drive and 23rd Avenue, Hawaiian Paradise Park Subdivision, Keaau, Puna, Hawaii.

Approval of this request is based on the following:

The proposed time extension to submit plans for Plan Approval would be consistent with the reasons for which the Special Permit was originally granted. The Planning Commission found in 1985 that the establishment of a church and related improvements was an unusual and reasonable use of land which would promote the effectiveness and objectives of Chapter 205, Hawaii Revised Statutes, as amended. There has been no significant change in the proposal since that time.

The applicant has made significant progress in complying with conditions of approval of the permit. Final Plan Approval was secured and construction commenced in a timely manner. For financial reasons which were not anticipated by the applicant, construction of the paved parking area and planting of additional landscaping have not been completed.

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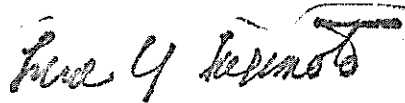
Reverend Sachiko Wakimoto
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Condition C of Special Permit No. 590 is amended as follows:
(Note: Bracketed material is to be deleted. New material is
underscored.)

- c. Construction of the church and parking area shall [commence
within one year from the receipt of Final "Plan Approval"
and] be completed within [two years thereafter] one year of
the effective date of this amendment.

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

Sincerely,



Fred Y. Fujimoto
Chairman, Planning Commission

xc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
State Land Use Commission

Ecc: Plan Approval Section