

CERTIFIED MAIL

June 26, 1985

Mr. Roy Hori
Kamuela Farmers Cooperative
P. O. Box 25
Kamuela, HI 96743

Dear Mr. Hori:

Special Permit Application(85-10)
TMK: 6-4-01:27

The Planning Commission at its duly held public hearing on June 19, 1985, voted to approve your application, Special Permit No. 591, to allow the construction of a building to be used for the cooperative's office and warehouse on 0.75 acre of land situated within the State Land Use Agricultural District at Puukapu Homesteads, 1st Series, Waimea, South Kohala, 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 intent of these statutory provisions is to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people in Hawaii. In the case of the Agricultural District, the intent is to preserve lands of high agricultural potential for agricultural use.

The purpose of the subject request is to allow the establishment of a warehouse/office building for the Kamuela Farmers Cooperative. The petitioner intends to establish the cooperative office in the proposed building, as well as to provide storage areas for the members of the cooperative. The members will store their farm supplies, which consist of packing cartons, fertilizer and other agriculturally used chemicals. Further, the office will not be operated on a full time basis. The facility is intended to assist small or part-time farmers with their storage requirements. As such, the establishment of the proposed use will directly benefit the farmers in the area and the industry as a whole.

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Approval of the subject request would also complement the General Plan Economic goal which states, "The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors."

Further, the proposal is directly related to diversified agricultural crop production. Within the State Land Use and County Agricultural zoned districts, such a use is permitted provided that the affected property is used for agricultural purposes. In this particular case, however, no agricultural activity will be conducted on the property; thus, a Special Permit is required. It is felt that the use of the Special Permit procedure is appropriate in view of the direct relationship between the requested use and the uses permitted within the Agricultural District. It is apparent that the requested use will complement and not be detrimental to the underlying district designation, and that it is not such a large scale intrusion that would make it inappropriate for placement within the State Land Use Agricultural district.

While the property is classified "Prime" agricultural land under the ALISH classification system and by the Land Study Bureau, the size of the property makes it unfeasible for actual agricultural use. Therefore, the granting of the request will foster rather than be detrimental to the agricultural future of the area.

Based on the above consideration, it is concluded that the approval of the subject request will not be contrary to the purpose and intent of the Land Use Law and Regulations but rather would promote the effectiveness and objectives of that law.

The proposed use shall not adversely affect surrounding properties. Surrounding land uses include scattered single family dwellings and agricultural activities.

The approval of the subject request will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and police and fire protection. All essential utilities and services are already available to the property.

Based on the foregoing, it is determined that the subject request is an unusual and reasonable use which is not contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.

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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 proposed improvements, including the provision of parking and landscaping, shall be submitted to the Planning Department for Plan Approval within one year from the effective date of approval of the permit.
- c. Construction of the proposed facility shall commence within one year from the date of receipt of Final Plan Approval and shall be completed within two years thereafter.
- d. All other applicable rules, regulations, and requirements, including those relating to flooding and drainage, shall be complied with.
- e. Should the Planning Director determine that any of the foregoing conditions have not been met or substantially 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,

Barbara Koi

Barbara Koi, Vice Chairman
Planning Commission

cc: State Land Use Commission
Department of Public Works
Department of Water Supply
County Real Property Tax Division
County of Hawaii, Kona Office

bcc: Plan Approval Section