

CERTIFIED MAIL

September 16, 1986

Mr. Jerry Matsuda  
Hawaii Army National Guard  
3949 Diamond Head Road  
Honolulu, HI 96816-4495

Dear Mr. Matsuda:

Special Permit Application (YG-20)  
TMK: 5-4-05:51 and 5-4-09:portion of 4

The Planning Commission at its duly held public hearing on September 10, 1986, voted to approve your application, Special Permit No. 627, to allow the construction of an armory building and supporting facilities on 5.4+ acres of land situated within the State Land Use Agricultural District at Kapaau, North 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 purpose of the Land Use Law and Regulations is to protect, preserve, and encourage the development of lands in 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 agricultural lands which are surrounded by or contiguous to urban designated areas. The subject area is designated as "C" or "Fair" by the Land Study Bureau and the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISE) map designates this area as "Prime Agricultural" land. In spite of these designations, the subject property has long been reserved for non-agricultural uses. The existing armory, built in 1948, is state owned land under the Governor's Executive Order to the Department of Defense. The additional 5.018 acres is owned by the County and has been designated for the expansion of the Kamehameha Park complex. Negotiations are nearly completed for the land transfer, the necessary approvals and documents of the transfer of the land from the County to the State shall be required as a condition of approval. Although the subject area was once utilized for sugar cultivation, there has been no sugar grown in North Kohala for over ten years. As

SEP 16 1986

Mr. Jerry Matsuda  
September 16, 1986  
Page 2

such, it is determined that approval of the subject request would not be contrary to the objectives of the State Land Use Law and Rules and Regulations given the subject conditions.

The proposed use will not unreasonably burden public agencies to provide roads and other similar infrastructure or services. The current roadway conditions are adequate and the petitioner is also proposing to improve the driveway access to the parking facility.

The subject property is of sufficient size (5 acres) to enable adequate setbacks and buffers to be established. These concerns can be addressed through conditions of approval and the "Plan Approval" procedure 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.

The proposed use will not adversely affect the surrounding properties and their improvements. The surrounding areas are utilized for grazing and park uses. The armory and related uses have been established at the present site for some time. No additional impacts are anticipated from the construction of the new facilities and expansion of land area for training purposes.

As a result of the adjacent uses and prior establishment of the armory and related uses, the minor 5.428 acre size reduction of this agricultural inventory will not seriously affect or be detrimental to the agricultural industry of the district or of the County of Hawaii.

Based on the foregoing findings, it is determined that the proposed armory 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:

1. The petitioner, its successors, or assigns, shall be responsible for complying with all conditions of approval.
2. The effective date of this Special Permit shall be the official date of approval of the land transfer.

Mr. Jerry Matsuda  
September 16, 1986  
Page 3

3. A consolidation/resubdivision application shall be submitted to the Planning Department for review within 18 months from the effective date of approval of this Special Permit.
4. The plans for the Armory Building and supporting facilities, including a detailed landscaping plan, shall be submitted to the Planning Department for "Plan Approval" within 18 months from the effective date of approval of the consolidation/resubdivision approval.
5. Construction of the Armory building and related improvements shall commence within 18 months from the effective date of final Plan Approval and be completed within two years thereafter.
6. Driveway, grading, drainage and off-site landscaping improvements shall comply with the requirements of the Department of Public Works.
7. All other applicable rules, regulations, and requirements, including those of the State Department of Health and County Fire Department, shall be complied with.
8. The Planning Director may administratively grant extensions to the foregoing conditions. Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Director shall initiate procedures to nullify the Special Permit.

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

Sincerely,



Barbara A. Koi  
Chairperson, Planning Commission

cc: Masahiro Nishida  
State Land Use Commission  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Hawaii County Services, Deputy Managing Director's Office

bcc: Plan Approval Section