

CERTIFIED MAIL

March 3, 1987

Pastor David Rees-Thomas
Calvary Community Church of Kona
Box 5226
Kailua-Kona, HI 96745

Dear Pastor Rees-Thomas:

Special Permit Application (86-28)
TMK: 7-6-21:Portion of 14

The Planning Commission at its duly held public hearing on February 25, 1987, voted to approve your application, Special Permit No. 642, to allow the establishment of a church and related uses on 8.48 acres of land at Holualoa, North Kona, 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 State 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, involving approximately 8.48 acres of a 16.070-acre parcel, is situated within the County's Unplanned (U) zoned district. The General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the area as Alternate Urban Expansion (AUE) and Extensive Agriculture. The AUE designation may allow High, Medium and Low Density uses.

The area under consideration is also 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 of the "Punaluu" soil series. The Soil Conservation Service Soil Survey Report designates the soil capability classification as

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VIIIs which indicates very severe limitations primarily due to stony conditions. The Land Study Bureau's Overall Productivity Rating is class "E" or "very poor". Furthermore, the subject area has not been included in the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH) map. 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.

The proposed use will not adversely affect the surrounding properties and their improvements. Although the subject property is designated Agriculture by the State Land Use Commission, the surrounding parcels are all within the Urban designation. Furthermore, the requested 8.48 acre area provides adequate space to buffer any anticipated impacts of the proposed project.

The proposed use will not unreasonably burden public agencies to provide roads and streets and other infrastructures and services. All essential services and facilities are or will be made available to the subject property.

In terms of the property's location adjacent to or within portions of a designated flood plain, these concerns can be adequately addressed through review and coordination with the Department of Public Works. A condition stipulating this specific requirement is being included as part of the recommendation of approval of the Special Permit.

Based on the foregoing, it has been determined that the proposed church and related uses is an unusual and reasonable use of land situated within the State Land Use Agricultural district and would promote the effectiveness and objectives of Chapter 205, Hawaii Revised Statutes, as amended.

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

1. The petitioner shall submit the required water commitment payment to the Department of Water Supply in accordance with its "Water Commitment Guidelines Policy" within ninety days from the date of approval of the Special Permit. The

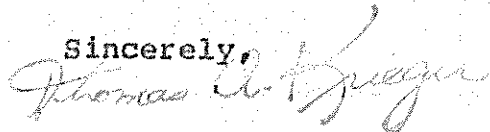
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Special Permit shall not be in effect until the water commitment payment is accepted by the Department of Water Supply.

2. The petitioner, its successors, or assigns shall be responsible for complying with all conditions of approval.
3. The plans for the church and related improvements, 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. Final "Plan Approval" shall not be granted until the Department of Public Works and the State Department of Transportation, Highways Division, has approved the plans with regard to access, flooding and drainage concerns.
4. Construction of the church, driveway and parking area shall commence within one year from the effective date of final "Plan Approval" and be completed within two years thereafter.
5. All applicable rules, regulations, and requirements shall be complied with.
6. 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,



Thomas A. Krieger
Chairman, Planning Commission

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

bcc: Plan Approval Section