



Planning Commission

Lorraine R. Inouye
Mayor

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

CERTIFIED MAIL

March 11, 1992

Ms. Virginia B. MacDonald
PO Box 47
Hawaii National Park, HI 96718

Dear Ms. MacDonald:

Special Permit Application (91-8)
Applicant: Gospel of Salvation Church
Establishment of a Church and Related Improvements
Tax Map Key: 1-6-10:277

The Planning Commission at its duly held public hearing on February 27, 1992, voted to approve your application, Special Permit No. 806, to allow the establishment of a church and related improvements on approximately 41,600 square feet of land situated within the State Land Use Agricultural District. The property is located within the Orchid Land Estates Subdivision, adjacent and to the west of the Keaau-Pahoa Government Road, approximately 1,800 feet northwest of the Pohaku Circle/Keaau-Pahoa Government Road intersection (Pahoa side), Keaau, Puna, Hawaii.

Please be advised that the approval was contrary to the Planning Director's denial recommendation.

Approval of this request is subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. Final Plan Approval for the proposed church and related improvements shall be secured from the Planning Department within one year from the effective date of this permit. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five days prior to the date by which plan approval must be secured. Plans shall identify structures, fire protection measures and paved parking stalls and driveway associated with the proposed

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church facility. Parking shall comply with the requirements of Chapter 25 (Zoning Code). Parking for all functions shall be maintained on the subject property.

3. Construction of the church and related improvements shall commence within one year from the date of receipt of Final Plan Approval and shall be completed within two years thereafter.
4. As agreed to by the applicant to mitigate traffic impacts on Keaau-Pahoa Government Road, regular church services involving the full membership shall be held only on Sundays and holidays during the hours of 8:00 a.m. through 12:00 p.m., and from 6:00 p.m. through 8:00 p.m. Weddings shall be conducted only during the weekends. Funeral services will not be permitted on the subject property. Other church-related uses shall be limited between the hours of 6:00 p.m. to 8:00 p.m. during weekdays.
5. Preschool, day care or similar types of activities shall not be permitted.
6. Access to the subject property from the Keaau-Pahoa Government Road, which shall include a left turn storage lane and acceleration/deceleration lanes, shall meet with the approval of the Department of Transportation.
7. The applicant shall provide fire protection measures meeting with the approval of the Fire Department prior to the issuance of a certificate of occupancy.
8. Comply with all other laws, rules, regulations and requirements of State and County agencies.
9. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of the permit. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied and the Planning Director acknowledges that further reports are not required.
10. An extension of time for the performance of conditions within the permit may be granted by the Planning Director

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upon the following circumstances: a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the General Plan or Zoning Code; c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

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

Sincerely,

Mike Luce

Mike Luce, Chairman
Planning Commission

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jdk

xc: Mr. Arthur Aoki
Mayor
Planning Director
Department of Public Works
Department of Water Supply
County Real Property Tax Division
State Land Use Commission
Fire Department
Department of Transportation-Highways
Plan Approval Section