



Planning Commission

Lorraine R. Inouye
Mayor

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

CERTIFIED MAIL

June 4, 1992

Dean Alcon, P.E.
Principal
Wm. Dean Alcon & Associates, Inc.
905 Umi Street, Suite 101
Honolulu, HI 96819

Dear Mr. Alcon:

Special Permit Application (SP 92-11)
Applicant: State, Department of Accounting &
General Services/Department of Education
Request: Expansion of Haaheo Elementary School
Parking Lot
Tax Map Key: 2-6-13:Por. of 7

The Planning Commission at its duly held public hearing on May 28, 1992, voted to approve your application, Special Permit No. 812, to allow the construction of the expansion of the Haaheo Elementary School parking lot and related improvements on one acre of land situated within the State Land Use Agricultural District. The property is located adjacent and to the west (Mauka) of Haaheo Elementary School, Halepuna, South Hilo, Hawaii.

Approval of this request is based on the following:

The granting of this request would promote the effectiveness and objectives of Chapter 205, Hawaii Revised Statutes, as amended. The State Land Use Law and Regulations are intended 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 of the State of Hawaii. The area under consideration is classified as Agricultural by the State Land Use Commission. In the case of the Agricultural District, the intent is to preserve or keep lands of high agricultural potential in agricultural use. The proposed use will be located within an area whose soils are identified as "C" or "Fair" by the Land Study Bureau's Overall Master Productivity Rating map and classified "Prime Agricultural Land" by the Department of Agriculture's ALISH

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map. While lands on which the proposed improvements will be located are considered productive agricultural lands, such improvements will encumber only one acre of land. The loss of this limited land area for agricultural purposes will have a negligible effect on the County's agricultural land inventory. Weighed against the potential public benefit to be derived from the provision of expanded parking facilities for Haaheo Elementary School and the minimal loss of productive agricultural lands, it can be determined that the proposed use would not be contrary to the objectives of the State Land Use Law for the agricultural district.

The desired use will not adversely affect surrounding properties. Existing agricultural activities located adjacent to the project site will not be affected by the proposed improvements. On the contrary, the proposed parking area will provide a buffer between Haaheo Elementary School and agricultural activities which may have an adverse impact on school operations, and vice versa. The provision of a parking area, bus drop-off point, and bus turn-around will provide a proper area for such vehicular movements, thereby reducing such movements off-site and its associated potential impacts to surrounding properties. Overall, the proposed improvements will simply be a limited expansion of existing school operations.

The desired use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, police and fire protection.

The land upon which the proposed use is sought is suitable for the uses permitted within the district, however, the proposed use will not greatly interfere with these permitted uses.

The request is not contrary to the goals, standards and policies of the General Plan. Approval of this request supports the goal of the Public Facilities Element of the General Plan which states that the County shall "Encourage the provision of public facilities which effectively service community needs and seek ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community."

The proposed use will not substantially alter or change the essential character of the land and the present use. While the

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essential agricultural character of the project site will be altered, it will allow for a transitional change in character between the urban uses associated with Haaheo Elementary School and active agricultural lands located mauka of the project site.

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 expansion of the Haaheo Elementary School parking lot, including improvements on the existing school site, 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 parking areas, driveway circulation, landscaping and other improvements associated with the proposed improvements.
3. Construction shall commence within one year from the date of issuance of Final Plan Approval and be completed within two years thereafter.
4. The applicant shall comply with all other laws, rules, regulations and requirements of the affected agencies.
5. 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 with and the Planning Director acknowledges that further reports are not required.
6. An extension of time for the performance of conditions within the permit may be granted by the Planning Director 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,

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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, Chairman
Planning Commission

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jdk

xc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
State Land Use Commission
Representative Dwight Takamine
Mayor
Planning Director
Plan Approval Section