

CERTIFIED MAIL

February 4, 1986

Mr. Bud Goodell
Waikoloa Community Church
P. O. Box 3392
Waikoloa Village Station
Kamuela, HI 96743

Dear Mr. Goodell:

Use Permit Application
TMK: 6-8-18:portion of 36

The Planning Commission at its duly held public hearing on January 29, 1986, voted to approve your application, Use Permit No. 38, to allow the establishment of a church and related facilities within the Single Family Residential (RS-10) zoned district at Waikoloa Village Subdivision, Unit 1-D, Waikoloa, South Kohala, Hawaii.

Approval of this request is based on the following:

The granting of the proposed use will be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code, and the County General Plan. The establishment of a church facility on a property situated within the County's Single Family Residential zone district may be permitted through the granting of a Use Permit. It should be further noted that the goals of the Land Use element of the General Plan states to "Designate and allocate land uses in appropriate proportions and in keeping with the social, cultural, and physical environments of the County." It is felt that the granting of the request at its particular location will still maintain the present environment of the Waikoloa Village Residential area. Additionally, since all essential utilities and services are available to the property, the granting of this request will also be in the direction of fulfilling the land use policy of the General Plan which states to promote and encourage the utilization of urban areas which are serviced by basic community facilities and utilities. As such, from an impact standpoint, the introduction of this church facility into this residential should not create any major physical, cultural or social impacts on this area.

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The proposed use will not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties. The new church building will be approximately 2,520 square feet in size on a property which is 1.960 acres in size. As such, with almost 2 acres of land, the scale and size of the proposed church and related improvements should not physically dominate or overwhelm the property. However, the establishment of the church may have some impact on the adjacent residential lands, these impacts may be mitigated by requiring substantial structural setbacks from these areas. The petitioner is proposing a 25-foot wide landscaping buffer to reduce any potential social, noise or other types of impacts to the adjacent residential lots. To further assist in the reduction of any potential impacts to the adjacent residential lots, a condition of approval for the re-siting of the church to the southern side of the property shall be imposed to gain a greater buffer zone between the church and the residential lots. The parking area shall also be conditioned to be re-sited to the north side of the property with commensurate landscaping in the design of the parking lot. These design changes should provide a more comfortable and compatible environment between the residential lots and the church development.

The granting of the proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region. Approval of the subject request would enable the petitioner to provide a service which is presently unavailable at the present time in the Waikoloa Village area. This new facility would be tailored to accommodate individual religious needs of the community.

The granting of the proposed use will not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure. The property is provided with all essential utilities and services. This section of Paniolo Avenue is an 80-foot wide right-of-way with a 60-foot wide pavement, curbs and unimproved sidewalks on the both sides of the street. This roadway complies with County urban standards and is adequate to service vehicular and pedestrian traffic to this property. As such, while traffic in the area may increase slightly, it is expected to be quite negligible. Additionally, the petitioner will have to comply with the Department of Public Work's driveway requirements. It should be noted that none of the cooperating agencies had any objections to the subject request.

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Approval of this Use Permit request is subject to the following conditions:

- OK
Sub # 5486
- OK -
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1. The petitioner, successors or its assigns shall comply with all of the stated conditions of approval.
 2. Secure tentative subdivision approval within one year from the effective date of approval of this Use Permit and secure final subdivision approval within one year from the effective date of tentative subdivision approval.
 3. The church and sunday school building shall be re-sited towards the south side property line and the parking area with landscaping shall be re-sited to the north side of the property. Plans showing these site design changes including detailed parking and landscaping plans shall be submitted for Plan Approval within one year from the effective date of final subdivision approval.
 4. Construction of the church facility shall commence within one year from the date of receipt of final Plan Approval and be completed within two years thereafter.
 5. Any access, drainage, and grading shall be required to comply with the requirements of the Department of Public Works.
 6. All other applicable County and State rules, regulations and requirements including those of the State Department of Health shall be complied with.
 7. The Planning Director may administratively grant extensions to the foregoing condition(s). Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Permit shall be void.

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

Sincerely,

Barbara A. Koi

Barbara A. Koi
Chairperson, Planning Commission

cc: 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