

CERTIFIED MAIL

April 29, 1986

Reverend Leo Jenkins
First Baptist Church of Waimea
P. O. Box 1257
Kamuela, HI 96743

Dear Reverend Jenkins:

Use Permit Application
TMK: 6-5-04:12 and portion of 10

The Planning Commission at its duly held public hearing on April 23, 1986, voted to approve your application, Use Permit No. 40, to allow the establishment of a church on 40,000 square feet of land situated within the Village Commercial - 7,500 square foot (CV-7.5) zoned district at Waimea Homesteads, 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 the proposed church and related improvements on a property situated within the County's Village Commercial 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 existing church row development. 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 development into this commercially zoned area 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 and Sunday school buildings will be approximately 2,100 square feet in size; the proposed worship center will be approximately 3,600 square feet in size and the proposed education center will be approximately 2,000 square feet in size. Therefore, the total development will encompass approximately 7,700 square feet or 19 percent of the net land area of the property which is 40,000 square feet in size. As such, with this area of land, the scale and size of the proposed church and related improvements should not physically dominate or overwhelm the property. The establishment of the church may have some impact on the adjacent lands, but these impacts may be mitigated by requiring structural setbacks and landscaping from these areas. The lands to the west are zoned agriculture. The existing pasture between the proposed church development and the open area of the Waikoloa Stream between the nearest residential development to the north will assist in minimizing any potential social, noise or other types of impacts. The proposed design should provide a comfortable and compatible environment between the adjacent lands 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 for the Kamuela 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. The 50-foot wide road easement to the subject property will be improved with a 20-foot wide pavement. 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 Works' driveway requirements. It should be noted that none of the cooperating agencies had any objections to the subject request.

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

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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. Plans for the multipurpose building and the Sunday school building, 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 multipurpose building and the Sunday school building 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 time 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 Special Permit shall be void.

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

Sincerely,



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

OK
Final Subst
6/4/86

OK
Final PA
9/2/86