

CERTIFIED MAIL

October 22, 1986

Mr. Clifford Dodo
Dodo Mortuary, Inc.
199 Wainaku Avenue
Hilo, HI 96720

Dear Mr. Dodo:

Use Permit Application
TMK: 2-6-08:25

The Planning Commission at its duly held public hearing on October 16, 1986, voted to approve your application, Use Permit No. 44, to allow the establishment of a mortuary and related improvements on 3 acres of land situated within the Agricultural 20-acre and Open zoned districts (State Land Use Urban District) at Pueo, South Hilo, 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 mortuary facility and related improvements situated in the County's Agriculture and Open zone districts 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 this area of Hilo. The original funeral home had been established in 1965, approximately 23 years ago and has provided the community an important and necessary social service. Additionally, the establishment of this particular use in this location has not proven to be detrimental to the surrounding properties, in large part, because of the street improvements of Wainaku Street and the buffer that it provides. The property is also surrounded by Clem Akina park, an open space area to the south, sugar cane

OCT 22 1986

Mr. Clifford Dodo
October 22, 1986
Page 2

fields to the south and west, which assists in fitting the mortuary development within the physical environment of this area.

All essential utilities and services are available to the property, so 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 replacement of the old facility with this new mortuary complex will not have any major physical, cultural or social impacts on this area.

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. As stated previously, the establishment of the new mortuary facility is meant to replace the existing mortuary which has been established since 1965. While the establishment of the mortuary facility may have some impact on the adjacent residential lands, the impacts should be minimal or none at all. The proposed mortuary facility will be established within a new one story structure approximately 31,329 square feet in size. The new structures will be setback approximately 390 feet from the Wainaku Street front property line. The front portion of the property will contain the landscaped parking area to serve as an additional buffer between the multiple family residential developments on the makai side of Wainaku Street. The design of the new parking area should also help to facilitate the circulation of traffic through this area. The property is of sufficient size (3.001 acres) to allow for adequate setbacks and buffers to be established to minimize any impacts from the proposed use.

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 traffic in the area is expected to increase slightly with this new development, however, with the new parking area and traffic circulation design, it should only improve the existing situation. Wainaku Street is a two lane roadway with sidewalks and on-street parking. This roadway will be able to handle the slight increase of traffic in this area. As such, while traffic in the area may increase, it is expected to be quite negligible in terms of the overall traffic flow.

Mr. Clifford Dodo
October 22, 1986
Page 3

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

1. The petitioner, successors or its assigns shall comply with all of the stated conditions of approval.
2. An application and plans for the consolidation of parcels 10 and 25 shall be submitted within one year from the official date of approval of the Use Permit.
3. Plans for the mortuary facility and related improvements, including a detailed landscaping plan shall be submitted for Plan Approval review within one year from the official date of approval of the Consolidation application.
4. Construction of the proposed improvements shall commence within one year from official date of receipt of final Plan Approval and be completed within two years thereafter.
5. All proposed improvements relative to Access, Drainage, Electrical, Plumbing and Building Codes shall 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 Department of Water Supply and State Department of Health shall be complied with.
7. 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, the Director shall initiate procedures to nullify the permit.

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

Sincerely,



Barbara A. Koi
Chairperson, Planning Commission

cc: Rodney Kawamura
Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section