

CERTIFIED MAIL

March 16, 1987

Richard Uejo, Pastor
Hilo Baptist Church
1338 Komohana Street
Hilo, HI 96720

Dear Pastor Uejo:

Use Permit Application
TMK: 2-4-56:Portion of 14

The Planning Commission at its duly held public hearing on March 11, 1987, voted to approve your application, Use Permit No. 46, to allow the establishment of a church and related improvements at Waiakea, 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 church facility situated in the County's Residential zone district with a minimum 10,000 square feet of land area may be allowed through the granting of a Use Permit by the County Planning Commission. 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." The County General Plan designates this area for Low Density uses and the Hilo Community Development Plan designates this area for Residential uses. It is felt that the granting of this request at this particular location will still maintain the present residential environment of this area of Hilo. The proposed church development will be a one-story building, approximately 29 feet in height, with approximately 2,432 square feet of floor area, and a seating capacity of approximately 155 seats. Therefore, from a physical standpoint,

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the low profile building development will be compatible with the existing church development to the east and the adjacent University of Hawaii at Hilo campus development across the street. There is a major flood drainage channel on the west boundary line of the subject property which serves as a buffer between the Residential subdivision and the proposed development. The property is of sufficient size (2.916 acres) to provide for adequate setbacks and buffers to minimize any other impacts from the proposed use.

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 property is bounded on the east by another church facility; the Wailoa Flood Channel to the west; and the University of Hawaii at Hilo campus across the street. The proposed church will be developed along the western portion of the subject property with approximately a 30-foot front yard setback from Lanikaula Street. An off-street parking area for 53 stalls is planned. The use of the church complex, during weekdays and weekends as represented by the petitioner should not interfere with nor cause any social or physical impacts to the surrounding properties. However, to minimize any social or physical impacts as well as to enhance the appearance of the development, the installation of the landscaping buffers and an additional overflow parking area are being recommended as a condition of approval.

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. 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 new church facility will not have any major physical impacts on this area. The property is provided with all essential utilities and services. The traffic in the area is expected to increase. However, Lanikaula Street which serves as the main access to the subject property is a 60-foot right-of-way with approximately 24 feet of pavement and sidewalks on the University side of the street. There are grass shoulders fronting the property from the edge of the

existing pavement. As such, while traffic in the area may increase, it is expected to be quite negligible in terms of the overall traffic flow.

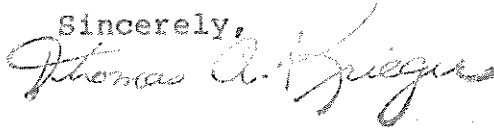
Approval of this Use Permit request is subject to the following conditions:

1. The petitioner, successors or its assigns shall comply with all of the stated conditions of approval.
2. The plans for the proposed church facility, including a parking and detailed landscaping plan, shall be submitted for Plan Approval review within one year from the effective date of approval of the Use Permit. All parking for the church functions shall be maintained on the subject property to ensure that on-street parking will not occur on Lanikaula Street. An overflow parking area should be provided for on the subject property and shall be delineated on the plans submitted for plan approval. The detailed landscaping plan shall include a minimum ten-foot wide landscaping strip along the property's frontage along Lanikaula street and landscaping medials within the parking lot area.
3. The construction of the proposed church and related improvements shall commence within one year from the effective date of final Plan Approval and be completed within two years thereafter.
4. All proposed improvements relative to access, drainage, grading, etc. shall comply with the requirements of the Department of Public Works.
5. All other applicable County and State rules, regulations and requirements shall be complied with, including those of the Department of Water Supply and the State Department of Health.
6. 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 in a timely fashion, the Director shall initiate procedures to nullify the Use Permit.

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

Sincerely,



Thomas A. Krieger
Chairman, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
DLNR-Hilo
DLNR-Honolulu

bcc: Plan Approval Section