



Planning Commission

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

Lorraine R. Inouye
Mayor

CERTIFIED MAIL

January 23, 1992

Mr. Bruce Gorst
Wilson Okamoto & Associates, Inc.
PO Box 3530
Honolulu, HI 96811

Dear Mr. Gorst:

Use Permit Application (UP91-14)
Applicant: State of HI - Dept. of Accounting & General Services
Request: Health Care Facility
Tax Map Key: 4-5-10:91, Portion of 27

The Planning Commission at its duly held public hearing on January 16, 1992, voted to approve your application, Use Permit No. 94, to allow the establishment of a health care facility on 6.5± acres of land within the County's Agricultural - 40 acre (A-40a) and Agricultural - 1 acre (A-1a) zoned districts. The site is located adjacent to and south (mauka) of the Honokaa Hospital, Haina, Honokaa, 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, the County General Plan, and Community Development Plans. The proposed use will promote the health, safety, and general welfare of the community in accordance with the purpose of the Zoning Code. The area identified as TMK: 4-5-10:91 has not been legally subdivided to form a separate lot. Therefore, as proposed by the applicant, that property must be consolidated with TMK: 4-5-10:27 to meet the requirements of the Zoning and Subdivision Codes.

JAN 23 1992

Mr. Bruce Gorst
January 23, 1992
Page 2

Establishment of the facility is consistent with a goal of the Land Use Element of the General Plan to "Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County." Upgrading of medical support systems near the existing Honokaa Hospital will "Promote and encourage the rehabilitation and use of urban and rural areas which are serviced by basic community facilities and utilities." Establishment of the care facility will promote the following goals, policies and standards of the General Plan regarding public facilities:

- * Encourage the provision of public facilities that 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 County should encourage the development of new or improvement of existing health care facilities to serve the needs of Hamakua, North and South Kohala, and North and South Kona.
- * Hospitals should be on sites capable of handling moderate expansion of facilities. Quiet surroundings convenient and adequate access, and compatibility with adjoining uses shall be required.
- * Hospitals shall be served by a public sewerage system or have self-contained sewerage systems. Hospital solid waste disposal methods shall be by incineration.

The proposed use is compatible with the Zone Guide Map of the Northeast Hawaii Community Development Plan and consistent with the recommendation to utilize under-used facilities at Honokaa Hospital to allow expanded and improved services.

The desired 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 proposed medical facility will be constructed adjacent to the existing hospital. Other adjoining lands are occupied by a medical center, park, church, and vacant lands. The proposed use is compatible with surrounding public uses. Proposed

Mr. Bruce Gorst
January 23, 1992
Page 3

roadway intersection improvements will mitigate potential negative impacts of increased traffic generated by the facility.

The granting of the proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region. The proposed use will offer expanded medical services at a single location, thus positively affecting the provision of health care services in the region.

The desired use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, police and fire protection. All necessary improvements will be undertaken by the applicant. Consulted agencies had no objections to the request.

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. Submit plans for the consolidation/resubdivision of TMK: 4-5-10:27 and 91 to the Planning Department within one year from the effective date of the change of zone. Final subdivision approval shall be secured within two years from the date of receipt of tentative subdivision approval. *use permit*
3. Final Plan Approval 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 structures, landscaping, and parking stalls associated with the facility. Parking shall comply with the requirements of Chapter 25 (Zoning Code).
4. Construction of the health care facility and related improvements shall commence within one year from the date of receipt of Final Plan Approval and shall be completed within two years thereafter.
5. Roadway improvements and channelization of the Plumeria Street access shall meet with the approval of the Department of Public Works.

Mr. Bruce Gorst
January 23, 1992
Page 4

6. Drainage improvements shall meet with the approval of the Department of Public Works.
7. Comply with all other laws, rules, regulations and requirements of State and County agencies, including the Department of Transportation.
8. 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 and the Planning Director acknowledges that further reports are not required.
9. 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, 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.

Mr. Bruce Gorst
January 23, 1992
Page 5

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

Sincerely,

Mike Luce

Mike Luce, Chairman
Planning Commission

7034d
jdk

xc: State of Hawaii-DAGS
Mayor
Planning Director
Department of Public Works
Department of Water Supply
County Real Property Tax Division
Department of Health
Department of Transportation
Plan Approval Section