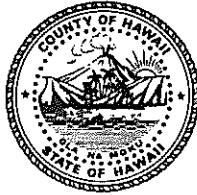


Stephen K. Yamashiro  
Mayor



## County of Hawaii

### PLANNING COMMISSION

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 Fax (808) 961-9615

#### CERTIFIED MAIL

September 8, 1993

Ms. Michelle Higa, Board Member  
Aloha Missions, Inc. dba Haumana  
Christian School  
PO Box 430  
Keaau, HI 96749

Dear Ms. Higa:

Use Permit Application (USE 93-7)

Applicant: Aloha Missions, Inc. dba Haumana Christian School

Request: Establish an Educational Facility for Pre-school and  
Kindergarten in an Existing Church and Related Improvements

Tax Map Key: 1-7-6:31 (Kurtistown Assembly of God)

The Planning Commission at a duly advertised public hearing on August 26, 1993, considered your request for a Use Permit in accordance to Chapter 25, (Zoning Code), Hawaii County Code 1983, as amended and Rule 7 of the Planning Commission Rules of Practice and Procedure, to allow the establishment of an educational facility at the Kurtistown Assembly of God Church. The property is located on the west (Hamakua) side of the Volcano Highway at its intersection with Kuauli Road, Olaa Reservation Lots, Puna, Hawaii.

The Commission voted to deny Use Permit No. 112 based on the following findings:

In considering a Use Permit for a proposed development, Rule 7 of the Planning Commission relating to Use Permits require that such action conform to the following guidelines:

- (A) The proposed use will still be consistent with the general purpose of the zoned district, the intent and purpose of this chapter, and the County General Plan;

65828

SEP 9 1993

- (B) 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;
- (C) The proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region; and .
- (D) 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.

Non-conformance with any of the above-mentioned guidelines would require that the requested Use Permit be denied.

The proposed use will unreasonably burden public agencies to provide roads and streets, water and other related infrastructure. According to the Department of Water Supply, its existing water system facilities cannot support the proposed educational facility use at the present time. The Department states that extensive improvements and additions must be made to source, storage, transmission, booster and distribution facilities. At this time, funding is not available and no time schedule has been determined.

The following are the traffic flow characteristics along the Volcano Highway in the immediate vicinity of the project site:

- a) During the morning peak traffic hours, vehicle counts for Hilo-bound traffic along the Volcano Highway are known to be high, which currently results in frequent traffic congestion;
- b) The speed limit along this portion of Volcano Highway in the vicinity of the project site is 45 miles per hour (mph);
- c) The project site's access driveway from the Volcano Highway is located directly across from Kuauli Road, which provides access to Hawaiian Acres Subdivision. Traffic attempting to enter or exit the project site must contend with traffic from Kuauli Road also attempting to also enter traffic flow along Volcano Highway.

Each morning, the proposed educational facility will start operation at 7:30 a.m., which is within the peak morning traffic hours for Hilo-bound traffic along the Volcano Highway. Our greatest concern regarding the existing and potential traffic conflicts are to those parents who work in Hilo. Upon leaving the proposed educational facility, vehicles must attempt a left turn onto the Volcano Highway, somehow finding a break in the high-speed Hilo-bound traffic flow while negotiating with any vehicles travelling in the Puna direction and those vehicles attempting to also enter traffic from Kuauli Road, which is located directly opposite of the project's driveway access. Should this request be approved, a potentially hazardous traffic situation would result. The benefits to be obtained from locating an educational facility at this particular site would be negated by the possible life-threatening maneuvers each parent must make while leaving the facility.

The unavailability of water to support the proposed use and the inadequacy of existing roadways to safely accommodate the additional traffic to be generated would not be consistent with the following policies of the Land Use Element of the County General Plan:

- \* Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.
- \* The county shall encourage the maintenance of communities meeting the needs of its residents in balance with the physical and social environment.

The Planning Director recognizes the need to provide adequate educational opportunities and facilities for our residents. However, the need to provide such facilities should not outweigh the need to appropriately site these facilities in a manner which would benefit the entire community. From a land use standpoint, approval of this request in this particular area would conceivably result in the proliferation of similar requests along the Volcano Highway whose access driveway is located directly onto the highway. This would create a regressive situation in which in which the proliferation of similar traffic-generating uses along the Volcano Highway would further reduce its already limited carrying capacity and debilitate any efforts of the County and State to improve traffic flow along this highway. We recommend that such traffic-generating uses be located along interior subdivision roadways in order to allow the future channelization and signalization of these intersections to control turning

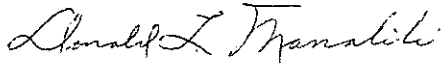
Ms. Michelle Higa, Board Member  
September 8, 1993  
Page 4

movements and to improve the carrying capacity of a highway already recognized as being congested.

The Commission's denial decision is appealable to the Board of Appeals within thirty days after receipt of the Planning Commission's decision pursuant to its rules.

Should there be further questions on this matter, please feel free to contact Rodney Nakano or Daryn Arai of the Planning Department at 961-8288.

Sincerely,



Donald L. Manalili, Chairman  
Planning Commission

RKN:jdk  
LAloha02.PC

xc: Honorable Stephen K. Yamashiro, Mayor  
Planning Director  
Corporation Counsel  
Plan Approval Section