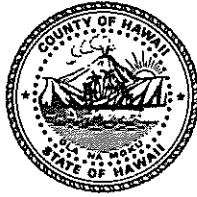


Stephen K. Yamashiro  
Mayor



## County of Hawaii

### PLANNING COMMISSION

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

#### CERTIFIED MAIL

March 21, 1995

Stephen S. Grimme', President  
In-Line Hockey Hawaii, Inc.  
7093 Hawaii Kai Drive  
Honolulu, HI 96825

Dear Mr. Grimme':

Use Permit Application No. 94-13  
Applicant: In-Line Hockey Hawaii, Inc.  
Request: Establish In-Line Hockey Arena Within an  
Existing Building  
Tax Map Key: 2-2-50:74

The Planning Commission at duly advertised public hearings on January 26, 1995 and March 9, 1995, considered the above-referenced request for a Use Permit in accordance with Chapter 25, (Zoning Code), Hawaii County Code 1983, as amended, and Rule 7 of the Planning Commission Rules of Practice and Procedure, to establish a recreational facility on approximately 68,122 square feet of land situated within the Limited Industrial (ML-10) zoned district at Kanoelehua Industrial Lots, Waiakea, South Hilo.

The Planning Director had recommended approval of this request. The Commission, however, voted to deny Use Permit No. 134 based on the following findings:

In considering a Use Permit for any proposed use, Rule 7 of the Planning Commission relating to Use Permits requires 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;

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Stephen S. Grimme', President  
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- 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 subject request be denied by the Planning Commission.

The Planning Commission finds that the granting of the proposed use will adversely affect similar or related existing industrial uses within the surrounding area. The Hawaii County Zoning Code states that a major recreational use, such as the proposed in-line skating arena, may be permitted within the Limited Industrial-zoned district provided that a Use Permit is secured from the Planning Commission through conformance with the guidelines stated above. The proposed in-line hockey arena would be located within one of three buildings currently located on the subject property, which has a total land area of only 68,122 square feet. The other two buildings are currently occupied by a produce distributor and a recycling center. Testimony presented by representatives of both the produce distributor and the recycling center cited concerns regarding the potential conflict between vehicular and pedestrian traffic generated by the proposed in-line skating arena and traffic generated by their existing industrial uses. Access from Makaala Street to the proposed arena, the produce distributor and the recycling center is provided by a 26-foot wide common access driveway. Testimony from the representatives of the produce distributor and recycling center confirmed that should the proposed arena be established, traffic along this common access driveway to the two existing industrial activities located on-site will be adversely affected. Access to the produce distributor and recycling center by large container trucks will be hampered by a reduction in the area available for loading and turning movements, not to mention the potential dangers involved when large container trucks have to negotiate between passenger vehicles which will frequent the proposed arena. Finally, the required parking for the proposed arena would adversely affect these two existing permitted industrial uses by encumbering portions of the subject property currently utilized by the existing businesses for storage, loading and access.


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As stated in Rule 7-9 of the Planning Commission Rules of Practice and Procedure, "The Commission's decision is appealable to the Board."

Please be advised that pursuant to Rule 8-3 of the Board of Appeals Rules of Practice and Procedure, "An appeal from the decision of the Director, the Commission, or the Chief Engineer shall be filed within thirty days after the decision."

Should you have any questions on this matter, please feel free to contact Connie Kiriu or Daryn Arai of the Planning Department at 961-8288.

Sincerely,

  
Wilton K. Wong, Chairman  
Planning Commission

CRK:syw  
LInLin01.PC

xc: Honorable Stephen K. Yamashiro, Mayor  
Planning Director  
Department of Public Works  
Department of Water Supply  
Corporation Counsel  
Plan Approval Section  
Mr. Moon Brown  
Planning Commission