[redacted]

Action
Mar 29 - May 13
Stud for
Apr 16

3 SP Hawaii

SP71-97 - HAWAIIAN TELEPHONE COMPANY (PAHOA, PUNA)



DIAL ME DIRECT!

HONOLULU MAY 21 '71 HAWAII

U.S. POSTAGE 06

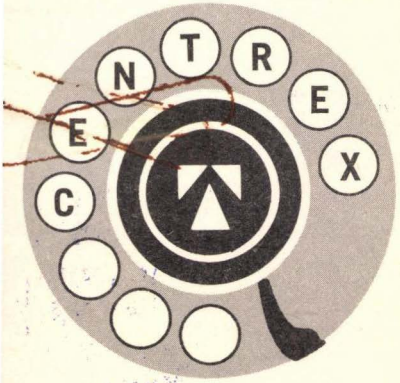
STATE LAND USE COMMISSION

P. O. Box 2359

Honolulu, Hawaii 96804

Attn: Mr. Ramon Duran

Effective May 22, 1971 our new telephone system will permit you to dial me direct! My new telephone number will be 546-7870.



This routes your call directly to my phone. You don't have to go through the switchboard.

Name Fred E. Brezee

HAWAIIAN TELEPHONE CO.

P. O. Box 2200
Honolulu, Hawaii 96805

April 20, 1971

Tatsuo Fujimoto

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on April 16, 1971, the Land Use Commission voted to approve a special permit to the Hawaiian Telephone Company (SP71-97) to allow the expansion of an existing communications equipment building on a 1.05-acre lot at Pahoa, Puna, Hawaii, identifiable by Tax Map Key 1-5-02: 18, subject to the conditions set forth by the Hawaii Planning Commission.

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Hawaiian Telephone Co.
Hawaii Tax Administrator
Property Technical Services, Dept. of Taxation
Tax Maps Branch, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

County Council Room
Hilo, Hawaii

APPROVED
JUL 1 1971

April 16, 1971 - 7 p.m.

Commissioners Present: Goro Inaba, Chairman Pro Tempore
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioners Absent: Shelley Mark
Sunao Kido
Alexander Napier

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Dora Horikawa, Stenographer

Acting Chairman Goro Inaba introduced Mr. Tatsuo Fujimoto who will be replacing Mr. Ramon Duran as the Executive Officer of the Land Use Commission.

Commissioner Yamamura moved to formally accept Mr. Fujimoto as the new Executive Officer. Commissioner Tangen seconded the motion and it was unanimously carried.

HEARING

PETITION BY DEPARTMENT OF LAND & NATURAL RESOURCES (A71-272) TO RECLASSIFY APPROXIMATELY 45.59 ACRES FROM AGRICULTURAL TO URBAN AT HILO, HAWAII

The staff planner, Mr. Leong, presented the staff report and described the area in question. Mr. Glenn Miyao of the Hawaii County Planning staff commented that the Hawaii County Planning Commission has a meeting scheduled on the 29th of April at which time they will act on a recommendation by the Planning Department to defer the matter for further study. He assured that the recommendation will be forwarded immediately following the April 29th meeting of the Planning Commission.

imposed by the City Planning Commission (see report on file). Upon the Chairman's suggestion, he defined the difference between Class A and Class AA waters as contained in the Public Health Regulations.

Mr. Chew Lun Lau, engineer with the City and County Department of Public Works, clarified that presently the waste is discharged into the plantation irrigation system entering West Loch; however, they are not deliberately pumping raw sewage. He then reiterated the petitioner's reasons for submitting the special permit request (see copy of testimony on file).

Commissioner Tangen's motion to approve the special permit as conditioned by the County was seconded by Commissioner Yamamura. The motion was carried unanimously.

SPECIAL PERMIT APPLICATION BY HAWAIIAN TELEPHONE CO. (SP71-97) TO ALLOW THE EXPANSION OF A COMMUNICATIONS EQUIPMENT BUILDING AT PAHOA, PUNA, HAWAII

The Executive Officer, Mr. Fujimoto, presented the staff report recommending approval of the request subject to the County's stipulations. (See copy of report on file.)

Mr. Chang, representing the petitioner, requested favorable consideration of the special permit and indicated that time is of the essence.

Commissioner Tangen commented that he was unswayed by the telephone company's problem regarding the time element and suggested that future petitions be submitted earlier so that there would not be the inference that the Commission is disrupting telephone service if it does not immediately approve the request.

Commissioner Wung's motion to approve the special permit, subject to the County's conditions, was seconded by Commissioner Tangen and unanimously carried.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM SP71-97 - Hawaiian Telephone Co. DATE April 16, 1971

PLACE County Council Room, Hilo, Hawaii TIME 7:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
~~NAPIER, ALEXANDER~~				
TANGEN, EDDIE	✓			
~~MARK, SHELLEY~~				
~~KIDO, SUNAO~~				
WUNG, LESLIE	✓			
SAKAHASHI, STANLEY	✓			
YAMAMURA, TANJI	✓			
Chairman INABA, GORO	✓			

COMMENTS:

Need 5

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

County Council Room
Hilo, Hawaii

April 16, 1971
7 p.m.

STAFF REPORT

SP71-97 - HAWAIIAN TELEPHONE COMPANY (Pahoa, Puna, Hawaii)

A special permit request to allow the expansion of an existing communications equipment building situated within the State's Agricultural District at Pahoa, Puna, Hawaii, has been submitted by the Hawaiian Telephone Company. The property is described as TMK 1-5-02: 18, comprising 1.05 acres.

A 5,500 square foot portion of the subject parcel is situated within the Pahoa Urban District. However, the remaining 40,000 square foot portion, which was acquired by the petitioner in May, 1970, and containing the existing communications building, is situated within the Agricultural District. Abutting the east boundary of the lot is the Pahoa Fire Station. Other land uses in the adjacent Urban District are commercial and residential developments.

The petitioner has submitted a statement indicating that:

1. Under Section 2.14 (g) of the State Land Use District Regulations, "Public, private, and quasi-public utility lines, transformer stations, etc., and appurtenant small buildings . . ." are permitted within the Agricultural District.

4-8-71 sent copy to petitioner.

However, the size of the proposed structure requires a special permit.

2. Presently existing on the site are a mobile communications van, a transmission tower, and a 260 square foot communications building. The communications building will be expanded by another 2,025 square feet to serve present and future needs of the community. The expansion will also permit the removal of the mobile van.

3. There will be no detrimental effect on surrounding properties, as only maintenance personnel will visit the site occasionally. Traffic will also be minimal. The building will be one story only, and future expansion may be required beyond 1990.

4. Service and economic penalties will be incurred by the public should existing facilities be required to be relocated. It is noted that the subject site falls within the "economic wire center"--an area where service can be most economically discharged.

5. Approval of the request would not be contrary to State or County plans. As recommended by

the Land Use Commission staff, the petitioner will eventually apply to rezone the parcel from Agricultural to Urban.

Land Study Bureau classification indicates that the soil is poorly suited for agricultural use and located in an area where the rainfall ranges between 125 to 175 inches annually.

County Recommendation

At its March 18, 1971, meeting, the Hawaii County Planning Commission decided to recommend approval of this special permit based on the following:

"1. That the proposed use will make the use of the land involved for the public welfare by providing an essential service to residents of the area.

"2. That the use would not unreasonably burden public agencies to provide essential services."

Approval by the County is subject to the following conditions:

"1. That the area be extensively landscaped.

"2. That all other applicable regulations shall be complied with.

"3. That construction shall begin within one year of the date of approval, should the

State Land Use Commission grant such, or the special permit shall be deemed null and void."

The staff finds that the request substantially meets the guidelines established in the State Land Use District Regulations for determining an "unusual and reasonable use" within the Agricultural District.

It is therefore recommended that the special permit be approved subject to the County's conditions.

9497

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820 • HILO, HAWAII 96720 • 25 AUPUNI STREET

April 6, 1971

RECEIVED
APR 8 1971
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Re: Notification of Special Permit Application
SP71-97 - Hawaiian Telephone Co. (Puna, Hawaii)
Tax Map Key: 1-5-02:parcel 18

We have no objections to this proposed expansion.

Akira Fujimoto
Manager

WHS

cc: Planning Department

PLANNING COMMISSION

Planning Department
County of Hawaii

March 18, 1971

The Planning Commission met in regular session at 1:35 p.m., in the Conference Room of the Planning Department, County Building, with Chairman O. W. Efurd, Jr., presiding:

PRESENT: O. W. Efurd, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Mauricio Valera, Jr.
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Raymond H. Suefuji
Philip I. Yoshimura
Masayoshi Onuma

ABSENT: Masayuki Kai
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Richard Masuda, Public Works

and approximately 30 persons in public attendance

MINUTES — The minutes of the regular meeting held on February 18, 1971 were accepted as circulated on a motion by Mr. Veriato, seconded by Mr. Valera and carried.

REPORT LETTER RECEIVED — A communication from the City and County of Honolulu was read by the Chairman as follows:

"March 5, 1971

"Aloha!

"We are pleased to announce our forthcoming workshop on Planned Development at the Ilikai Hotel, April 7-8, 1971.

"This modern, flexible concept of development is a timely topic for those of us concerned about housing in Hawaii.

"We feel that we have the ingredients for a stimulating and informative presentation. Your attendance will insure its success.

"We look forward to your participation and we would greatly appreciate any assistance you can give us in publicizing this workshop.

"A new brochure on Planned Development, prepared by the City Planning Department staff, will be available to seminar participants.

"Attached are details on our objectives, guest speakers, scheduled events and registration information.

"If you should have questions or wish additional information, please feel free to contact Mr. Gerald Henniger of our department at 5473-622."

/s/ ROBERT R. WAY
Planning Director

The Chairman announced that this matter will be discussed later in the meeting.

LAND USE COMMISSION
SPECIAL PERMIT
HAWAIIAN TELEPHONE CO.
WAIAKAHIULA, PUNA

A public hearing was held at its meeting of February 18, 1971 on the application of Hawaiian Telephone Company for a special permit to allow the expansion of a communications equipment building to serve the Pahoa area, located on approximately 1.045 acres of land in Waiakahiula, Puna.

The Chairman called for staff background.

The Staff Planner reported that the Hawaiian Telephone Company is requesting a special permit to allow for the expansion of a communications equipment building located in Pahoa Village, Puna.

Presently situated on the 45,541 square foot parcel is a 260 square foot communications building (permit issued 4/9/70), a transmission tower, and a mobile communications van.

The subject property is under two separate zoning and three general plan designations. The diagonal line shown on the circulated drawing designates the separate districts. The portion nearest the government main road is general planned for Village Commercial Development and zoned for single-family residential use (RS-10). The middle portion is general planned for Residential and zoned as Agricultural 1 Acre (A-1a). The rear portion is general planned for public use and zoned Agricultural 1 Acre. This rear portion is within the State Land Use Agricultural District and contains the communications building which is proposed to be expanded.

Located adjacent to the subject property is the Pahoa fire station. Surrounding land uses include the commercial and residential areas of Pahoa Village.

Mr. Kawasaki requested for staff recommendation.

The Staff Planner recommended that the special permit request be approved. Recommendation for approval is based on the following findings:

1. That the proposed use will make use of the land involved for the public welfare by providing an essential service to residents of the area.

2. That the use would not unreasonably burden public agencies to provide essential services.

As a condition for recommendation of approval, the staff further recommended the following:

1. That the area be extensively landscaped.

2. That all other applicable regulations shall be complied with.

RECEIVED
MAR 16 1971
State of Hawaii
LAND USE COMMISSION

PLANNING COMMISSION

Planning Department
County of Hawaii

February 18, 1971

The Planning Commission met in regular session at 1:35 p.m., in the County Council Room, County Building, with Chairman O. W. Efurd, Jr., presiding.

PRESENT: O. W. Efurd, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Mauricio Valera, Jr.
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Raymond H. Suefuji
Masayoshi Onuma

ABSENT: Masayuki Kai
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Arthur Isemoto, Public Works

and approximately 25 persons in public attendance

MINUTES — The minutes of the regular meeting held on January 21, 1971 were accepted as circulated on a motion by Mrs. Kahumoku, seconded by Mr. Valera and carried.

CHANGE OF ZONE
RICHARD SMART/BOISE CASCADE RECREATION COMMUNITIES — A discussion followed on the pending application of Richard Smart and Boise Cascade Recreation Communities for a change in zoning of approximately 504 acres of land located in the Anaehoomalu Bay area in South Kohala from Open to Resort, Multiple Family Residential and Village Commercial.

The Chairman called for background information.

The Staff Planner gave a review of the background information as presented at the public hearing of the last meeting. The Commission had deferred action for further negotiations on the second incremental zoning proposed by the applicant.

Mr. Veriato requested for staff recommendation.

The Staff Planner recommended that the request to rezone the first increment of the subject lands located at Anaehoomalu Bay be approved. Approval is based on the following findings:

1. The proposed land use designations conform to the General Plan of the area.

2. Assurance through bonding has been given that all necessary supporting services will be provided.

During the 1969 five-year boundaries amendment, this area was proposed for a change from Agriculture to Urban. However, many of the residents in the area petitioned the State Land Use Commission to request that the area retain its Agricultural designation. As a result, the proposed amendment was not approved.

There being no further questions to the Staff, the Chairman called for staff recommendation.

The Staff Planner recommended that the requested Urban District be approved. The recommendation for approval is based on the following findings:

1. The subject property is contiguous to an existing Urban designated areas to the east and south.

2. The area is general planned for Single Family Residential except for the Sportsman's Paradise Subdivision (TMK 2-4-30) and the State owned lands (TMK 2-4-05:1, 12 and 125).

3. The essential utilities are located within close proximity of the subject area.

It was moved by Mr. Veriato, seconded by Mr. Nagata and approved unanimously that the change in boundaries be recommended for approval based on Staff's recommendation.

LAND USE COMMISSION
SPECIAL PERMIT
HAWAIIAN TELEPHONE CO.
WAIAKAHIULA, PUNA

A public hearing was held earlier today on the application of Hawaiian Telephone Company for a special permit to allow the expansion of a communications equipment building to serve the Pahoa area, located on approximately 1.045 acres of land in Waiakahiula, Puna.

The action was deferred until the next month's meeting because the State Land Use Commission regulations prohibits decision on such a petition earlier than 15 days after the public hearing.

LAND USE COMMISSION
SHORELINE SETBACK

For the information of the members an adopted shoreline setback line amendment to the State Land Use Commission's Rules and Regulations was circulated. The establishment of a 40-foot shoreline setback line throughout the State requires adoption by the various Counties of these Rules and Regulations by June 22, 1971.

?? Should be this non rule days?

The meeting was adjourned at 3:47 p.m.

INFORMAL DISCUSSION

An informal discussion followed with the Director, Deputy Corporation Counsel and the members on the matter of variances and the purpose of a preliminary hearing.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

March 31, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-97 - Hawaiian Telephone Co. (Puna, Hawaii)

Please be advised that a special permit application has been filed with the Land Use Commission to allow the expansion of a communications equipment building on TMK 1-5-02: parcel 18. This property is generally located within the Agricultural District at Pahoa, Puna, Hawaii. The Hawaii County Planning Commission approved this request on March 18, 1971.

An action meeting on this application is scheduled for April 16, 1971*.

We would appreciate any written comments for or against this request or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

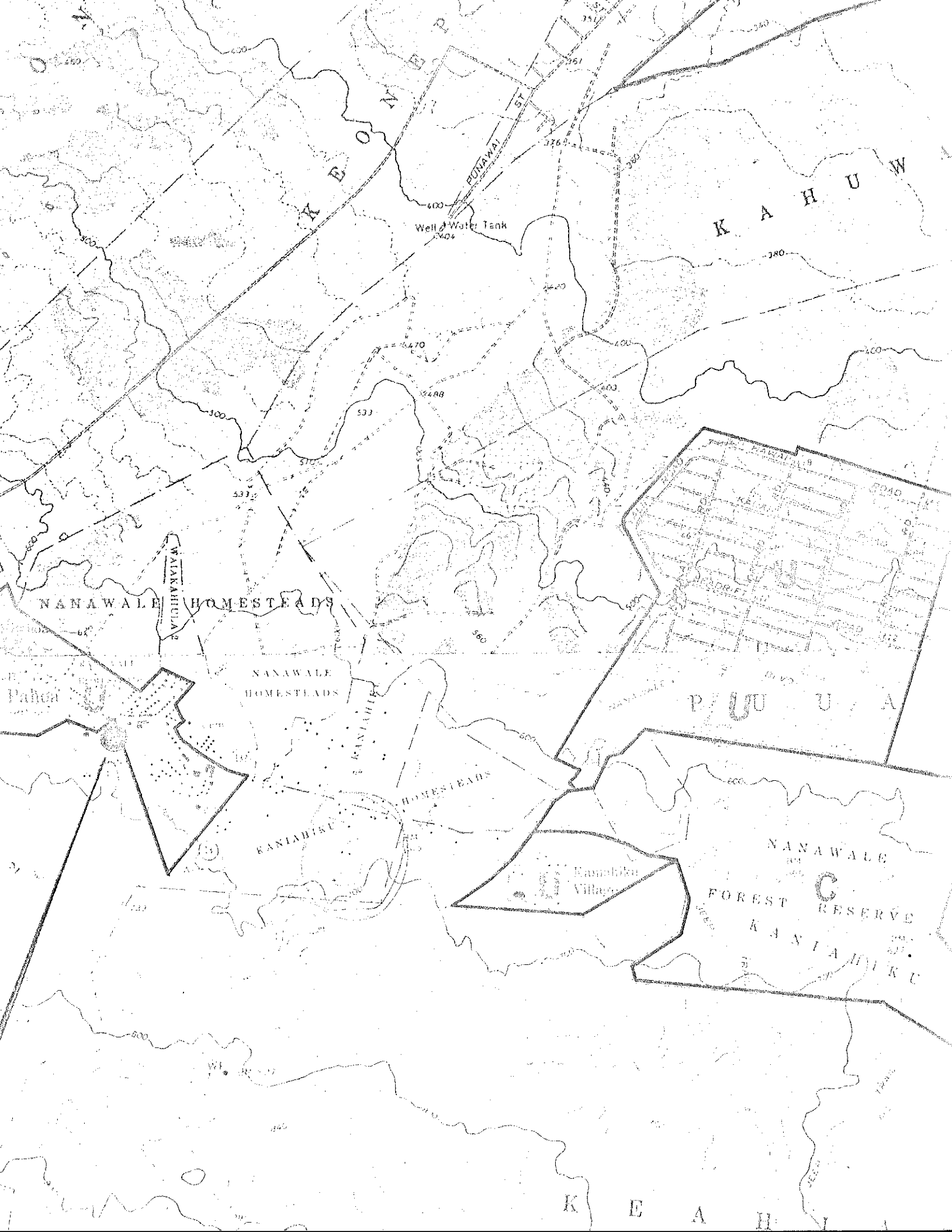
Very truly yours,

Ramon Duran-jp

RAMON DURAN
Executive Officer

Enclosure - Map

*See enclosed agenda


PONAWAI ST
Well & Water Tank
KAHUW
NANAWALE HOMESTEADS
WAIAKAHIULA
NANAWALE HOMESTEADS
KANIAHIKU
HOMESTEADS
KANIAHIKU
Kaniahiku Village
PUU U A
NANAWALE FOREST RESERVE
KANIAHIKU
KEAH

D R A F T ASL ✓

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-97 - Hawaiian Telephone Co. (Puna, Hawaii)

Please be advised that a special permit application has been filed with the Land Use Commission to allow the expansion of a communications equipment building on TMK 1-5-02: parcel 18. This property is generally located within the Agricultural District at Pahoa, Puna, Hawaii. The Hawaii County Planning Commission approved this request on March 18, 1971.

An action meeting on this application is ~~xxxxxxxx~~ scheduled for April ~~17~~ 16, 1971.*

We would appreciate any written comments for or against this request or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

VTY,

Enclosure - Map

*See enclosed agenda

March 31, 1971

Mr. E. C. Schoen
Chief Engineer
Hawaiian Telephone Company
P. O. Box 2200
Honolulu, Hawaii 96805

Dear Mr. Schoen:

The Land Use Commission next meets at 7 p.m., in the County Council Room, 25 Aupuni Street, Hilo, Hawaii, on April 16, 1971.

At that time the application by the Hawaiian Telephone Company (SP71-97) to allow the expansion of a communications equipment building at Pahoa, Puna, Hawaii, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

County of Hawaii

County Planning Commission

RECEIVED
MAR 29 1971
State of Hawaii
LAND USE COMMISSION

Applicant Hawaiian Telephone Co.
Date of Public Hearing Feb. 18, 1971
Date of Decision March 18, 1971
Meeting Place Council Rm. Cty Bldg. (hrg.
~~PD Conf.Rm.~~ " " (decision
Date Decision and Findings Forwarded
to LUC _____

SPECIAL PERMIT SP71-97

The Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

A 45,541 square foot parcel situated within the State Land Use Agricultural District in Pahoa, Puna, Hawaii, under Tax Map Key 1-5-02:18
for the following purpose(s):

To allow the expansion of a communications equipment building.

The Commission decided to: Recommend approval of the special permit request on the basis of the following findings:

1. That the proposed use will make the use of the land involved for the public welfare by providing an essential service to residents of the area.

2. That the use would not unreasonably burden public agencies to provide essential services.

subject to the following conditions:

1. That the area be extensively landscaped.

2. That all other applicable regulations shall be complied with.

3. That construction shall begin within one year of the date of approval, should the State Land Use Commission grant such, or the special permit shall be deemed null and void.

(Signed) O. W. Edmunds Jr.
Chairman, Planning Commission

cc E. C. Schoen
J. S. Hodgins

PLANNING COMMISSION

Planning Department
County of Hawaii

February 18, 1971

A regularly advertised public hearing, on the application of Hawaiian Telephone Company, was called to order at 3:15 p.m., in the County Council Room, County Building, by Chairman O. W. Efurd, Jr.

PRESENT: O. W. Efurd, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Mauricio Valera, Jr.
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Raymond H. Suefuji
Masayoshi Onuma

ABSENT: Masayuki Kai
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Arthur Isemoto, Public Works

and approximately 8 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Waiakahiula, Puna, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the Council Room, County Building, Hilo, Hawaii, State of Hawaii, at 3:15 p.m., February 18, 1971 to consider the application of Hawaiian Telephone Company, owner, for a special permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The special permit is for the purpose of allowing the expansion of an existing communications equipment building located in the Pahoa Village and adjacent to the Pahoa Fire Station. The proposed expansion will result in a building one story in height containing approximately 2025 square feet of floor area.

Maps showing the area under consideration for special permit and the rules and regulations governing the application for special permit are on file in the office of the Planning Department in the County Building at 25 Aupuni Street and are open to inspection during office hours.

All written protests or comments regarding the above special permit application may be filed with the Planning Commission before the date of the public hearing or submitted in person at the public hearing or no later than fifteen (15) days following the public hearing.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
O. W. EFURD, CHAIRMAN
By: Raymond H. Suefuji, Director

CHAIRMAN: We have a second public hearing scheduled at 3:15 p.m. Being that, we will proceed with that. (The Chairman read the public hearing notice in its entirety.)

We will have the staff give us the background on this application.

ONUMA: Mr. Chairman and Commissioners. The Hawaiian Telephone Company is requesting a special permit to allow for the expansion of a communications equipment building located in Pahoa Village, Puna.

Presently situated on the 45,541 square foot parcel is a 260 square foot communications building (permit issued 4-9-70), a transmission tower, and a mobile communications van.

The subject property is under two separate zoning and three General Plan designations. The diagonal line shown on the circulated drawings designates the separate districts. The portion nearest the government main road is general planned for Village Commercial Development and zoned for single-family residential use (RS-10). The middle portion is general planned for Residential and zoned Agricultural 1 Acre (A-1a). The rear portion is general planned for public use and zoned Agricultural 1 Acre. This rear portion is within the State Land Use Agricultural District and contains the communications building which is proposed to be expanded.

Located adjacent to the subject property is the Pahoa fire station. Surrounding land uses include the commercial and residential area of Pahoa Village.

Submitted in support of the special permit request is the following by the Hawaiian Telephone Company:

"The following reasons justify our request for a special use permit:

"1. Hawaiian Telephone Company has existing on the subject parcel a mobile communications van, a transmission tower, and a 260 square feet communications building. We need to use the existing facilities and to expand the communications equipment building to provide the Pahoa residents with telephone and communication services. The present mobile van is inadequate to serve the needs of the community and the equipment to be installed in the proposed structure will replace the van plus provide for future growth of the community.

"2. There should be no detrimental effect on the intent of the land usage as the building is occupied by equipment and the only personnel on the premises will be those who will install the equipment and others who will occasionally maintain the equipment. In addition, the first 177 feet (depth) of our property is zoned (CV) Village Commercial and our structure will be located only approximately 15 feet away from the (CV) Village Commercial boundary. With our minimal traffic there should be no detrimental effect on the surrounding properties which are zoned either commercial or residential.

"The building will be one story high and measure approximately 45 feet by 45 feet or a total of 2,025 square feet of floor area. See attachment A. Our forecasted figures show that we will require another addition sometime beyond 1990.

"3. Service and economic penalties would be incurred to duplicate and relocate the existing facilities elsewhere. Service to the subscribers would be affected in that the delay to duplicate the facilities will necessitate a restriction of phone service until adequate facilities are constructed and installed. In addition the location of this communications equipment building falls within the 'economic wire center.' Any other location would also cause economic penalties. In other words, we can serve the Pahoa residents most economically from the proposed site thus benefiting the public.

"4. Granting of a special use permit will not be contrary to State or County plans. The State Land Use designation is Agricultural for the parcel and under its

regulations, a communications equipment building is a permissive use. However, our structure is of substantial size to require a special use permit.

"The Hawaii County General Plan designates the area as Public Use. Granting of a special use permit will not be contrary to the County plans because the Hawaii County Ordinances permit public utilities under any zoned designations.

"Per recommendation of the State Land Use Staff, Hawaiian Telephone Company will eventually apply to redesignate the subject parcel within the urban district. However, during this transition period, it is recommended that the Commissioners look favorably upon our request for a special use permit so that service may be provided as soon as possible."

CHAIRMAN: Commissioners, you heard the presentation on the background information by the staff. You have any questions to the staff concerning this application?

If not, we have a representative of Hawaiian Telephone Company to give comments on behalf of this application?

FRANK CHANG: My name is Frank Chang, Hawaiian Telephone Company Planning Department.

Mr. Chairman and Commissioners, I really don't have anything to add except to say that we are permitted under the State Land Use designation. Permitted use in Agriculture except that our size is a little larger to be directly permitted and we have to come through this process. We are also permitted under the County regulation and again the Agricultural designation.

One more thing I would like to add is that we are planning to apply for rezoning of that parcel based upon the recommendation by the State Land Use staff and this will be done very shortly also.

Naoshi Watanabe and myself would be glad to answer any questions that you may have.

CHAIRMAN: Commissioners have any questions?

KAWASAKI: Mr. Chairman, if this special permit is approved by the State Land Use Commission, how soon after that would they start construction?

CHANG: We would like to start as soon as possible. We have our plans basically ready and we would like to begin as soon as we can. We realize we have a timetable to meet and there is service demand in this area and we are anxious to go ahead.

CHAIRMAN: You have any further questions?

WATT: If you are going through that, you are going to ask for change in zoning? Why?

CHANG: We are taking the recommendation of the State Land Use Commission. They feel that because the parcel is put into two different areas - Agricultural and Residential-10 right now, their recommendation is that we would like to have the parcel in one complete zoned area instead of a split, the way we have now. So, we will file also for a rezoning. We are just taking it directly from that agency.

WATT: Could I ask Raymond a question?

SUEFUJI: Yes.

WATT: Is it possible for us to recommend on a split proposition - for an Urban and Agricultural? This building seems to sit on both zoning. There is no problem there?

SUEFUJI: No problem.

CHANG: May I make a very short statement. The proposed building that we are intending to construct is in Agricultural area right now. We have our facilities under different zoning. We have a van that's presently in RS-10 I believe. We have a tower that is in Agricultural area and our proposed building is in the Agricultural area.

WATT: Oh I see, you have a diagonal piece.

CHAIRMAN: May I ask you a question? If the Land Use makes a recommendation to private developers to put the parcel under one classification, why did you not initiate this? Is this basically to expedite this construction?

CHANG: Yes, basically our request to the Land Use Commission is that they estimated the minimum number of months it will take before any action is taken, which is about six months. We felt that it was too long to wait for any action to be taken and we felt that the special permit process would be the most fastest from our experience anyway.

CHAIRMAN: Do the Commissioners have any more questions? If not, thank you very much.

CHANG: Thanks very much.

CHAIRMAN: This being a public hearing, is there any other testimony that's to be given? Anyone who wishes to speak in favor of this proposal? Any opposition? Testimony to be given in opposition?

If not, Commissioners this is a public hearing on a special permit application. This cannot be acted upon within 15 days. Do I hear a motion to close the public hearing?

VALERA: I so move.

VERIATO: Second.

CHAIRMAN: Okay. Motion made that the public hearing be closed. All those in favor, will you please say aye.

MEMBERS: Aye.

CHAIRMAN: Who are opposed say no. Motion carried.

The public hearing was adjourned at 3:28 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

ATTEST:

O. W. Efurd, Jr.

O. W. Efurd, Chairman
Planning Commission

COUN PLANNING
D JAN 15 '71
File No.:

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

FOR OFFICIAL USE ONLY

Date petition and fee received by Commission _____

Date petition is scheduled for public hearing _____

Date Commission took action and its ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at Waiakahiula 2, South Pahoa, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

To construct a communications equipment building which is necessary to serve the Pahoa area.

Description of Property:

Being a portion of Part 2 of R.P. 8095, L.C. Award 11216, Apana 40 to Kekauonohi Waiakahiula, Puna, Hawaii T.M.K. 1-5-02-18, 1.045 acres.

Petitioner's interest in subject property:

Hawaiian Telephone Company - owner

Petitioner's reason(s) for requesting Special Permit:

NOTE: The applicant must show that all of the following conditions exist: 1) that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district; 2) that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals, and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area; 3) that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205; and 4) that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

Please see attached explanation.

The application will be accompanied with a deposit of $100.00 to cover publication and administrative costs and a map of the area proposed for change.

Signature _____

Address 1130 Alakea St., Honolulu

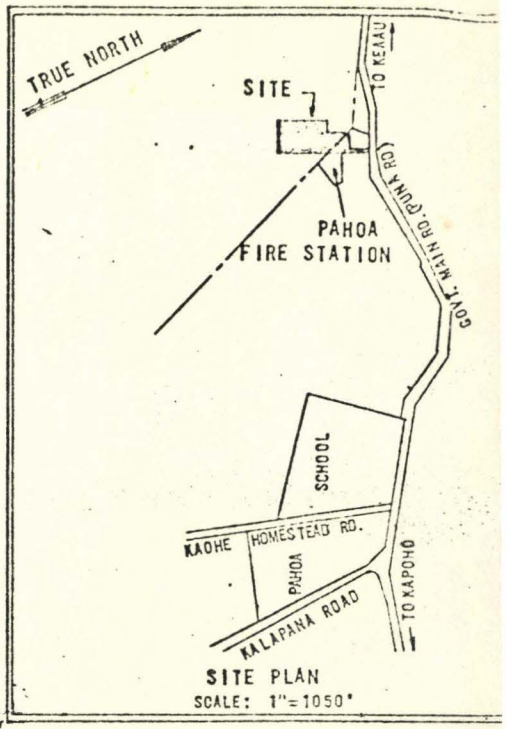
Telephone _____

This space for official use

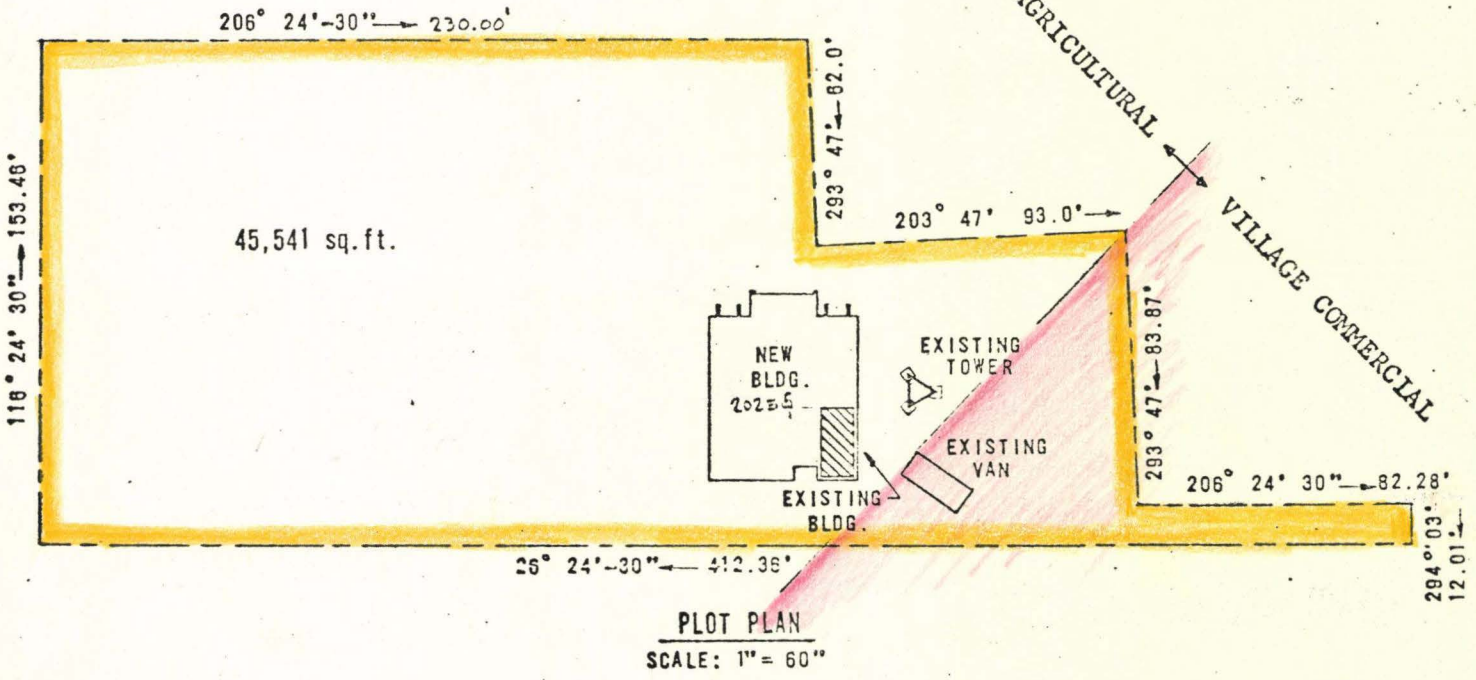
The property is situated in a(n) _____ District.

REMARKS:

PAHOA COMMUNICATIONS
EQUIPMENT BLDG
ATTACHMENT A



SITE PLAN
SCALE: 1"=1050'



PLOT PLAN
SCALE: 1"= 60"

NOTES:

1. TOTAL LAND AREA – 1.045 ACRES
2. TAX MAP KEY 1-5-02-18
3. SETBACK REQUIREMENTS – FRONT & REAR – 30'
   SIDE – 20'
4. STATE LAND USE DESIGNATION – FRONT – URBAN
   REAR – AGRICULTURAL
5. SINGLE FLOOR CONSTRUCTION – APPROXIMATELY 15' HIGH

ATTACHMENT TO PAHOA SPECIAL USE PERMIT APPLICATION

It is our understanding that the use of the proposed communications equipment building at Pahoa is considered a permissive use under the Comprehensive Zoning Ordinance of the County of Hawaii under Section 30, Sub-Section B, Paragraph 10, provided the Director does not find said use hazardous, dangerous, or a nuisance to the surrounding area and grants the "Plan Approval". It is further understood that, under the State Land Use District Regulations Part II, Sub-Part C Paragraph 2.14 subparagraph (g), a communications equipment building is considered a permissive use; however, the size of our proposed structure is of substantial size to require a special use permit.

The following reasons justify our request for a special use permit:

1. Hawaiian Telephone Company has existing on the subject parcel a mobile communications van, a transmission tower, and a 260 square feet communications building. We need to use the existing facilities and to expand the communications equipment building to provide the Pahoa residents with telephone and communication services. The present mobile van is inadequate to serve the needs of the community and the equipment to be installed in the proposed structure will replace the van plus provide for future growth of the community.

2. There should be no detrimental effect on the intent of the land usage as the building is occupied by equipment and the only personnel on the premises will be those who will install the equipment and others who will occasionally maintain the equipment. In addition, the first 177 feet (depth) of our property is zoned (CV) Village Commercial and our structure will be located only approximately 15 feet away from the (CV) Village Commercial boundary. With our minimal traffic there should be no detrimental effect on the surrounding properties which are zoned either commercial or residential.

   The building will be one story high and measure approximately 45 feet by 45 feet or a total of 2,025 square feet of floor area. See Attachment A. Our forecasted figures show that we will require another addition sometime beyond 1990.

3. Service and economic penalties would be incurred to duplicate and relocate the existing facilities elsewhere. Service to the subscribers would be affected in that the delay to duplicate the facilities will necessitate a restriction of phone service until adequate facilities are constructed and installed. In addition the location of this communications equipment building falls within the "economic wire center". Any other location would also cause economic penalties. In other words, we can serve the Pahoa residents most economically from the proposed site thus benefitting the public.

4. Granting of a special use permit will not be contrary to State or County plans. The State Land use designation is Agricultural for the parcel and under its regulations, a communications equipment building is a permissive use. However, our structure is of substantial size to require a special use permit.

   The Hawaii County General Plan designates the area as Public Use. Granting of a special use permit will not be contrary to the County plans because the Hawaii County Ordinances permit public utilities under any zoned designations.

Per recommendation of the State Land Use Staff, Hawaiian Telephone Company will eventually apply to redesignate the subject parcel within the urban district. However, during this transition period, it is recommended that the Commissioners look favorably upon our request for a special use permit so that service may be provided as soon as possible.

SP71-95 ALOHILANI MEADOWS DEVELOPMENT

TO KEAAU

PAHOA

PAHOA-KAPOHO POHOIKI JUNCTION

KAPOHO CRATER

POHOIKI

SP71-97 HAWN TELEPHONE CO.

SP-7-1-97 HAW'N. TELEPHONE CO.