

Action

Dec 26 - Feb 9

SP74-196 - HAWAII DISTRICT COUNCIL OF THE
ASSEMBLIES OF GOD (South Kona)

HILO, HAWAII 96720

JAN 12 8 45 AM '76

cc: Mayor
Planning Commission
Corporation Counsel
SLUC

Permanent Record

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January 20, 1975

The Rev. Mr. David Shotwell
Hawaii District Council of the
Assemblies of God
P. O. Box 575
Hilo, Hawaii 96720

Dear Mr. Shotwell:

The original of the attached letter is on file
in the office of the Hawaii Planning Department,
25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc - Harold/Hendricks

January 20, 1975

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on January 17, 1975, the Land Use Commission voted to approve the request by the Hawaii District Council of the Assemblies of God (SP74-196) to establish a church on 4.2 acres of land situated in the Agricultural District at Keei, 2nd, South Kona, Hawaii, described as Tax Map Key 8-3-13: 1; subject to the 3 conditions imposed by the Hawaii County Planning Commission; and subject further to the representations made by the petitioner regarding the residential use of the property and the manner and conduct of the proposed use.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Hawaii Dist. Council of
the Assemblies of God
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

Harold Hendricks

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-196 - HAWAII DISTRICT COUNCIL DATE January 17, 1975
OF THE ASSEMBLIES OF GOD
PLACE DOE Board Room, Honolulu TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
YAMAMURA, TANJI	✓			
NAPIER, ALEXANDER	✓			
KONO, HIDETO	✓			
YANAI, EDWARD	✓			
OURA, MITSUO	✓			
CARRAS, JAMES	✓			
SAKAHASHI, STANLEY	✓			
COBB, CHRISTOPHER	✓			
TANGEN, EDDIE	✓			

Comments:

I move that the special permit be approved subject to the 3 conditions imposed by the Hawaii County Planning Commission; and subject further to the representations made by the petitioner regarding the residential use of the property and the manner and conduct of the proposed use.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 17, 1975
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-196 - HAWAII DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD

The Hawaii District Council of the Assemblies of God requests approval of a special permit to establish a church on 4.2 acres of land situated in the Agricultural District at Keei 2nd, South Kona, Hawaii described as Tax Map Key 8-3-13: 1.

The subject property is presently vacant and is located on the mauka side of the South Kona Belt Road approximately 2,000 feet south of Honaunau School in the vicinity of the Shimizu Store. Soils of the property in question have very severe limitations for agricultural production and which restrict their use largely to pasture, woodland or wildlife. The surface consists of a thin layer of organic soil over pahoehoe bedrock. Slopes range from 6 to 20% and the rainfall ranges from 60 to 90 inches annually. Surrounding land uses include coffee lands with scattered dwellings, Honaunau School, Shimizu store, a service station, churches, and the Honaunau Post Office.

Petitioner proposes a church building of approximately 3,000 square feet in area which would house the sanctuary, 6 classrooms, a nursery and a kitchen. He submits that the proposed use would not adversely affect surrounding property nor burden public agencies to provide services. The land is not productive and involves only a small acreage. The church is needed by the many residents in the area who are members of their faith.

At the public hearing held by the Hawaii County Planning Commission on November 26, 1974, it was indicated that:

1. All essential utilities are available to the site in question, including an 8" water line.
2. The congregation is comprised of approximately 40 Filipino people in the community and services will be in the Filipino language.

3. In a letter dated December 4, 1974, Mr. Richard A. Nagata, a neighboring property owner situated approximately 100 feet to the north of the proposed site opposes the request as the church will be too close and the "church members make too much noise."
4. The State Departments of Agriculture, Transportation, Health, and Education and the County's Fire, Water and Police Departments have no objections to the proposed use.
5. Church services for the congregation are presently being held in a temporary structure pending construction of the new church under this special permit.

COUNTY RECOMMENDATION

On December 19, 1974, the Hawaii County Planning Commission voted to recommend approval of the special permit as it was found:

1. That the proposed use is not in conflict with the objectives of the Land Use Law or County policies. The County General Plan indicates low density urban development which would allow community uses such as churches. The County's zoning code also allows churches in an Agricultural District.
2. That the use would not be detrimental to the existing use of the property which is vacant and not used for agricultural production. There are no permanent church facilities in this area for members of this faith.
3. The effect on surrounding property will be minimal since the surrounding area is basically residential-agricultural in nature and since only approximately 1 acre of the total 4 acres will be utilized for the facility.
4. All essential services are available to the site.

The following conditions were stipulated by the County agency:

- "1. That construction commence within one (1) year from the official date of approval of the Special Permit.
- "2. That 20-foot landscaping buffer strips be provided along both side property lines to lessen the effect of noise which may be transmitted to the adjoining properties. The landscaping plan shall be submitted to the Hawaii County Planning Director for review and approval.

"3. That all other applicable rules and regulations, including the 'Plan Approval' process, be complied with."

Evaluation of the request finds that the proposed use would fulfill a need in the area for a permanent facility to accommodate members of this religious faith. The property is unsuited for intensive cultivation and lands will not be taken out of agricultural production. Condition #2 imposed by the County will help to minimize any noise problems which may be generated by the proposed use.

Based on the above, it is concluded that the proposed use is an "unusual and reasonable" use in an Agricultural District.

Accordingly, it is recommended that the special permit be approved subject to the conditions imposed by the County.

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804
January 8, 1975

The Rev. Mr. David Shotwell
Hawaii District Council
of the Assemblies of God
P. O. Box 575
Hilo, Hawaii 96720

Dear Reverend Shotwell:

January 17, 1975
The Land Use Commission meets on January 17, 1975
10:30 a.m. at Board Room No. 404, 4th Floor, Queen
Elizabeth Kalani Building, 1390 Miller Street, Honolulu, Hawaii

Hawaii District
Council of the Assemblies of God 74-196 allow the establish-
ment of a church (SP) to _____
Agricultural Keel 2nd, South Kona, Hawaii
in the _____ District at _____
_____ will be considered.

Should you have any questions regarding this matter, please
feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda



PLANNING COMMISSION Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

COUNTY OF
HAWAII

December 23, 1974

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

~~SHUNICHI KODAMA~~
Mayor

Chairman

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DEC 26 1974

State of Hawaii
LAND USE COMMISSION

Re: Special Permit Application - Hawaii District Council of the
Assemblies of God

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, we are transmitting the decision and findings of the County Planning Commission on the above application.

The special permit request was to establish a church on 4.207 acres of land situated within the State Land Use Agricultural District. The property is located on the mauka side of the South Kona Belt Road, approximately 2,000 feet south of Honaunau School, across from Shimizu Store and Fishing Supply and the Middle Government Main Road leading to Napoopoo, Keel 2nd, South Kona, Hawaii, Tax Map Key 8-3-13:1.

The Planning Commission at a duly advertised public hearing held on November 26, 1974 in the Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii, discussed the subject request. The Commission on December 19, 1974, voted to recommend the approval of the special permit to the Land Use Commission as it was found:

1. That the proposed use would not be contrary to the objectives sought to be accomplished by the State Land Use laws and regulations. Furthermore, the request would not be in conflict with the County's policies. The General Plan land use pattern allocation guide map designates the area for Low Density Urban Development. Such a designation would allow single-family residential, as well as ancillary community and public uses such as churches. The County Zoning Code also allows churches and other institutions of a religious nature within the Agricultural zoned district.

Mr. Tatsuo Fujimoto
Page 2
December 23, 1974

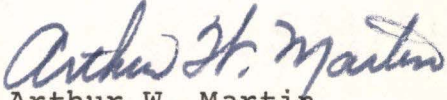
2. That although the proposed use may somewhat alter or change the essential character of the land, it would not be detrimental to the present use inasmuch as the property is presently vacant and not being put into productive agricultural use. It is determined that the providing of a church on the land would be beneficial and best suited to accommodate the welfare of the public, in this particular case, the members of the church. Presently, church services are being conducted elsewhere in a temporary location as there are no church facilities of this faith available to the residents of the area. Therefore, the establishment of a church in this general area would best suit the needs of the residents.
3. That the proposed use would not adversely affect the surrounding properties. The area is basically residential-agricultural in nature, and also include the Honaunau School, Post Office and other churches. The State Department of Agriculture commented that any agricultural impact from the proposed church facility would be minimal. Therefore, it is determined that the effect on the surrounding properties would be quite negligible. Furthermore, the total land area of the property is 4+ acres, of which approximately one acre will be used for the church facilities. The remaining 3+ acres could still be utilized for agricultural activities should the applicant so desires. As a result, the agricultural goals of the area could still be realized should the need arises.
4. That the proposed use would not unreasonably burden public agencies to provide roads, streets, water, drainage, and police and fire protection. All of these essential services, including an 8-inch water line, are presently provided for in this area.

The favorable recommendation was also subject to the following conditions:

1. That construction commence within one (1) year from the official date of approval of the Special Permit.
2. That 20-foot landscaping buffer strips be provided along both side property lines to lessen the effect of noise which may be transmitted to the adjoining properties. The landscaping plan shall be submitted to the Hawaii County Planning Director for review and approval.

Mr. Tatsuo Fujimoto
Page 3
December 23, 1974

3. That all other applicable rules and regulations, including the "Plan Approval" process, be complied with.


Arthur W. Martin
Chairman

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Enclosures

cc Hawaii District Council of the Assemblies of God

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Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

December 19, 1974

The Planning Commission met in regular session at 2:33 p.m. in the County Councilroom, County Building, with Chairman Arthur W. Martin presiding.

PRESENT: Arthur W. Martin
Scott H. Asai
Takashi Domingo
Lorraine Jitchaku
Daniel J. Johnson, Jr.
Roy H. Nagata
Leon K. Sterling
Ed C. Watt

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

Raymond H. Suefuji
Norman K. Hayashi
Ilima P. McGill

Clifford Lum, Corporation Counsel
Richard Nishimura, Public Works

and approximately 22 people in attendance at 2:30 p.m. and 40 people at 6:30 p.m.

AGENDA & MINUTES

The agenda was accepted as printed and circulated.

The minutes of November 26, 1974 were approved as circulated.

LAND USE COMMISSION
SPECIAL PERMIT
COUNTY DEPT. OF PARKS
AND RECREATION
PANAWEA, SOUTH HILO

Special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo near the South Hilo-Puna boundary, TMK: 2-1-13:portion of 2.

The staff recommended deferral on this application. It was stated that the EIS is just about completed and it will be forwarded to the Office of Environmental and Quality Control for their review.

The Chairman asked about an alternate site.

The staff explained that this is why the EIS is being revised, that the applicant is coming up with a temporary access. They are thinking of a permanent access.

Mr. Johnson so moved to defer; seconded by Mrs. Jitchaku and carried.

Mr. Watt stated that he is in agreement with Mr. Sterling but because the petitioners can reapply within 30 days, he moved to send an unfavorable recommendation on the basis that the petitioner should reconsider and resubmit only a portion of the area instead of the whole 194.5 acres; seconded by Mr. Nagata.

The Planning Director pointed out that the staff is recommending that this application not be considered until the Kona Community Development Plan is completed and wondered whether Commissioner Watt wanted to include this also as his reason for denial.

Mr. Watt replied that he did not want to include that at all.

Mr. Nagata asked about the progress on the development plan.

The staff mentioned that the Zoning Guide Map is being worked on and hopefully it would be adopted by this summer. He stated that the preliminary draft should be out by January or February.

The votes on the motion were recorded as six ayes and two noes and carried.

LAND USE COMMISSION
SPECIAL PERMIT
HAWAII DISTRICT COUNCIL
OF THE ASSEMBLIES OF GOD
KEEI, SOUTH KONA

Special permit to establish a church on 4.207 acres of land situated within the State Land Use Agricultural District. The property is located on the mauka side of the South Kona Belt Road, approximately 2,000 feet south of Honaunau School, across from Shimizu Store and Fishing Supply and the Middle Government Main Road leading to Napoopoo, Kees 2nd, South Kona, TMK: 8-3-13:1.

The staff read the attached letter from Richard Nagata who opposed the application. The staff also read the attached recommendation of the staff.

The Chairman added that this would be the only church in Kona where the services are held in the Filipino language.

Mr. Sterling moved to endorse the recommendations made by the staff for a favorable recommendation; seconded by Mr. Johnson and carried.

RECESS

The Chairman declared a recess at 3:23 p.m.

RECONVENED

The meeting was reconvened at 3:30 p.m.

PRELIMINARY HEARING
CHANGE OF ZONE
EDWARD EISENBERG
WAIHAHA, NORTH KONA

10,000 square foot (CV-10) zoned district. The property is located along the north side of Lunapule Road, approximately 200 feet mauka of Alii Drive, Waiaha 2nd, North Kona, TMK: 7-5-18:29.

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State of Hawaii
LAND USE COMMISSION

Norm

COUNTY OF HAWAII

FOR OFFICIAL USE ONLY

COUNTY PLANNING DEPARTMENT

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 Tax Key 8-3-13-01 in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

CHURCH

Description of Property:

**4.207 acres - South Kona Belt Road
Mamalahoe Highway**

Petitioner's interest in subject property:

OWNER

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

NOTE: The applicant must show that (a) such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations; (b) that the desired use would not adversely affect surrounding property; (c) such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection; (d) unusual conditions, trends and needs have arisen since the district boundaries and regulations were established; (e) that the land upon which the proposed use is sought is unsuited for the uses permitted within the district; (f) that the proposed use will not substantially alter or change the essential character of the land and the present use; (g) that the proposed use will make the highest and best use of the land involved for the public welfare.

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 *Rev David McDaniel*
Address P.O. Box 575, Hilo, Hawaii
Telephone 935-8025 935-8521

This space for official use

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

REMARKS:

Hawai'i

DISTRICT COUNCIL of the

Assemblies of God



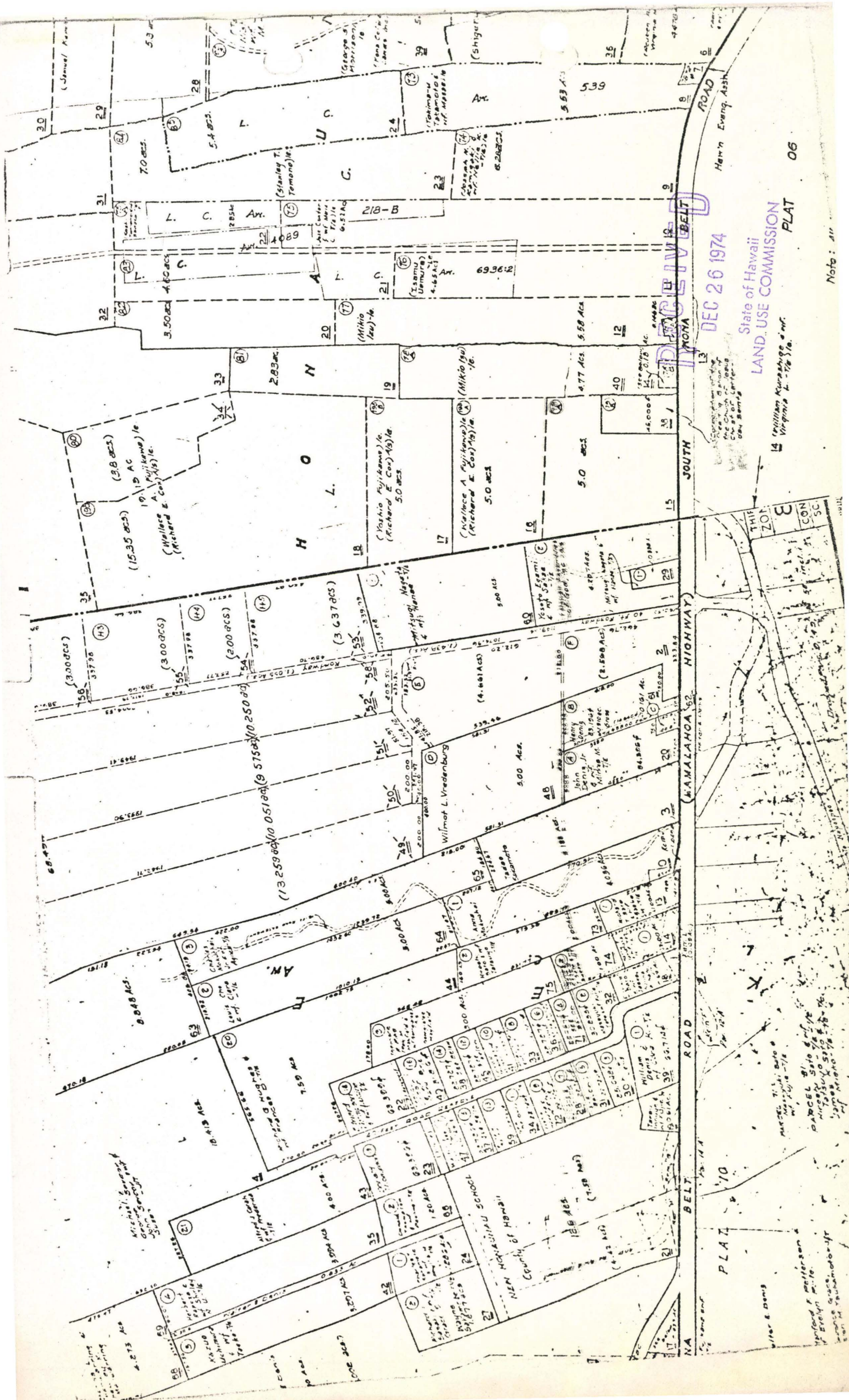
Rev. HAROLD B. HEADRICK
District Superintendent

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Petitioner's reasons for requesting Special Permit:

State of Hawaii
LAND USE COMMISSION

- (a) The land use is not contrary as Section 30 allows churches to be built as "conditionally permitted uses" within this agricultural district.
- (b) Churches never should adversely affect the surrounding property, but add to the good of the area.
- (c) All utilities are already installed. The use as a church would not effect a hardship on the public schools, police or fire department.
- (d) The growth in the area and there are many residents who are of our "faith" who need this church that they may worship God.
- (e) This is a very small acreage and has not been productive as agricultural land for many years. Even with a church there may still be a very small amount of fruit grown. But we plan to use it especially for religious purposes.
- (f) It will not alter greatly the character of the land. Due to this land not being used as agricultural land, then it will not greatly change its present use, outside of there will be religious services.
- (g) What greater use to mankind can we build than that which helps people to live a better life in our community by worshipping the Almighty God.



DEC 26 1974

State of Hawaii
LAND USE COMMISSION
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Note: all

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DEC 26 1974

State of Hawaii
LAND USE COMMISSION

PLANNING COMMISSION

Planning Department
County of Hawaii

November 26, 1974

A regularly advertised public hearing, on the application of the Hawaii District Council of the Assemblies of God, was called to order at 7:33 p.m., in the Kealakehe School Cafetorium, Kealakehe, North Kona, by Chairman Arthur W. Martin.

PRESENT: Arthur W. Martin
Scott H. Asai
Takashi Domingo
Lorraine Jitchaku
Daniel J. Johnson, Jr.
Leon K. Sterling, Jr.

ABSENT: Roy H. Nagata
Ed C. Watt
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Raymond H. Suefuji
Norman K. Hayashi
Ilima P. McGill
Quirino Antonio

Stephen G. Bess, Asst. Corporation Counsel
Richard Nishimura, Public Works

and approximately 12 people in attendance

CHAIRMAN: We will now move to Item No. 3. Public hearing on the application of the Hawaii District Council of the Assemblies of God for a special permit to establish a church on 4.207 acres of land situated within the State Land Use Agricultural District. The property is located on the mauka side of the South Kona Belt Road, approximately 2,000 feet south of Honaunau School, across from Shimizu Store and Fishing Supply and the Middle Government Main Road leading to Napoopoo, Keel 2nd, South Kona, Tax Map Key 8-3-13:1.

Staff presentation please.

ANTONIO: Mr. Chairman and Commissioners. (The staff presented the background information on file.) Thank you.

CHAIRMAN: Is this land owned.... Who owns the land?

HAYASHI: Mr. Chairman, the applicant does own the land - the Hawaii District Council of the Assemblies of God.

CHAIRMAN: Right. The Chair better mention right here that this is a special permit and so we cannot make a decision tonight on this particular application. We will hold the public hearing and then it will be fifteen days before we can make a decision. Chair wishes to say that before any questions come up so everybody understands the rules on a special permit.

Any questions? Any of the Commissioners would like to ask the staff? Commissioner Sterling.

STERLING: I am trying to locate. Where is the Church of the Latter-Day Saints from this?

HAYASHI: I believe the Church of the Latter-Day Saints is located next to the Honaunau School.

STERLING: The big one. I think it's quite a large church.

HAYASHI: Yes.

STERLING: Thank you.

CHAIRMAN: Any further questions?

Is the applicant present or the representative of the applicant? Please come forward and state your name.

DAVID SHOTWELL: I'm Reverend David Shotwell. In view of the fact that the officers of the organization could not be here, being based in Honolulu and being that I know the people involved, they asked that I speak for them. In this case, the church primarily will help a group of people, Filipino people in the community. The Pastor is here, Reverend and Mrs. Gulfan. The church services are conducted in the Filipino language. They have a nucleus of people that are meeting regularly with them; and for this purpose this property was purchased in the hope that a church could be established for their use. And so, I'm here to speak to the issue tonight.

CHAIRMAN: You said that this is basically a Filipino congregation?

SHOTWELL: Yes.

CHAIRMAN: And speaking in Filipino.

SHOTWELL: And the services are in the Filipino language.

CHAIRMAN: Are there any other churches at all in Kona where Filipino services are conducted or would this be the only one?

SHOTWELL: I'm not sure. It is the only one I know of.

CHAIRMAN: Maybe, Mr. Sterling can answer that.

STERLING: You folks are holding church services in the old coffee house way up there?

SHOTWELL: Yes.

STERLING: So, it is pretty much temporary?

SHOTWELL: Yes.

STERLING: There is one across the street. I think that they are holding services but I'm not sure.

You people are actually holding services now?

SHOTWELL: Yes.

STERLING: They are your people?

SHOTWELL: Yes.

STERLING: And that you are asking that they be given approval so that they can get a permanent home across the street.

SHOTWELL: So, we can get a permanent home. They've been meeting in kind of a house meetings up to this time; and Reverend Gulfan is a farmer-agricultural man - has leased property and is presently growing a number of agricultural products; and actually has helped a lot of Filipino people in marketing them here from the Kona area. And, so he has his own parcel which he has leased and which he is currently farming; and on this he put up a temporary structure that is going to be his home and they met there for a period of time. However, it wasn't zoned for that purpose. So, the real reason we didn't apply for a zone permit for that because we had permanent site planned that we filed for now and this is why we're applying at this present time.

CHAIRMAN: David, do you have any idea how large the congregation is now?

SHOTWELL: Right now, it's about forty people approximately.

CHAIRMAN: Would any of the nonclergy Commissioners like to ask any questions?

Commissioner Sterling and I are not part of this particular denomination.

HAYASHI: Mr. Chairman, I would like to ask Reverend Shotwell a question.

CHAIRMAN: Yes, staff.

HAYASHI: The area of the property is four acres. How does he plan to utilize the back portion of the property?

SHOTWELL: Well.....

HAYASHI: In other words, will the entire four acres be needed for the church site?

SHOTWELL: For general church purposes and.....

HAYASHI: Yes.

SHOTWELL: One of the things that has been in the thinking is that there is a need for some minimal single-unit housing for older Filipino people and somewhere in the future. Right now, of course, the money thing has dried up. Initially, they are planning to make a master plan proposal. But since the money market is gone by the window, at this point they feel it's important they get them a place to worship, get them established and get that on the road and at a later date perhaps take up the issue for some kind of housing for elderly Filipino people. And it was felt that at least this is a good start in the right direction since, you know, he is able to deal with the people in their own language and according to their specific needs. So, at this point, we are restricting our application just to the church sanctuary itself. However, in the thinking was probably a low agricultural kind of thing where they can have a little plots and little housing unit for each one to live in and have a little land they can grow a little something. And

as this has already been pointed out, agriculturally from a commercial point of view, probably the property is not valuable agriculturally; but if you put individuals there who could grow a little vegetables and little whatnots, there could have a greatly increased value for them personally.

CHAIRMAN: Thank you. Any further questions? Thank you very much David.

Anyone present wished to give testimony on this particular application either in favor or opposed to this application?

There being none, the Chair will entertain a motion to close the public hearing.

STERLING: I so move.

JITCHAKU: Second.

CHAIRMAN: It has been moved by Commissioner Sterling and seconded by Commissioner Jitchaku that we close the public hearing. All those in favor say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Opposed? Public hearing is closed.

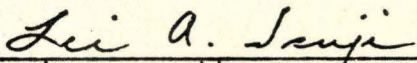
Since this is a special permit, it is our recommendation to the State Land Use Commission.

HAYASHI: No action shall be taken tonight.

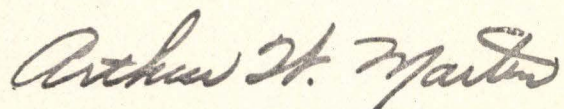
CHAIRMAN: Right. We will have to wait fifteen days before we can take any action. During those fifteen days, if anyone wishes to give any written testimony to send to us, they are welcomed to and they will be made a part of the record. Thank you.

The public hearing was adjourned at 7:45 p.m.

Respectfully submitted,


Lei A. Tsuji, Secretary

A T T E S T :


Arthur W. Martin, Chairman
Planning Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

December 5, 1974

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DEC 9 1974
State of Hawaii
LAND USE COMMISSION

The Rev. Mr. David Shotwell
Hawaii District Council
of the Assemblies of God
P. O. Box 575
Hilo, HI 96720

Re: Special Permit Application
Tax Map Key 8-3-13:1

This is to inform you that your application will be discussed on Thursday, December 19, 1974 by the Planning Commission. The meeting will be held in the County Councilroom, County Building, South Hilo, Hawaii, and is scheduled to begin at 2:30 p.m.

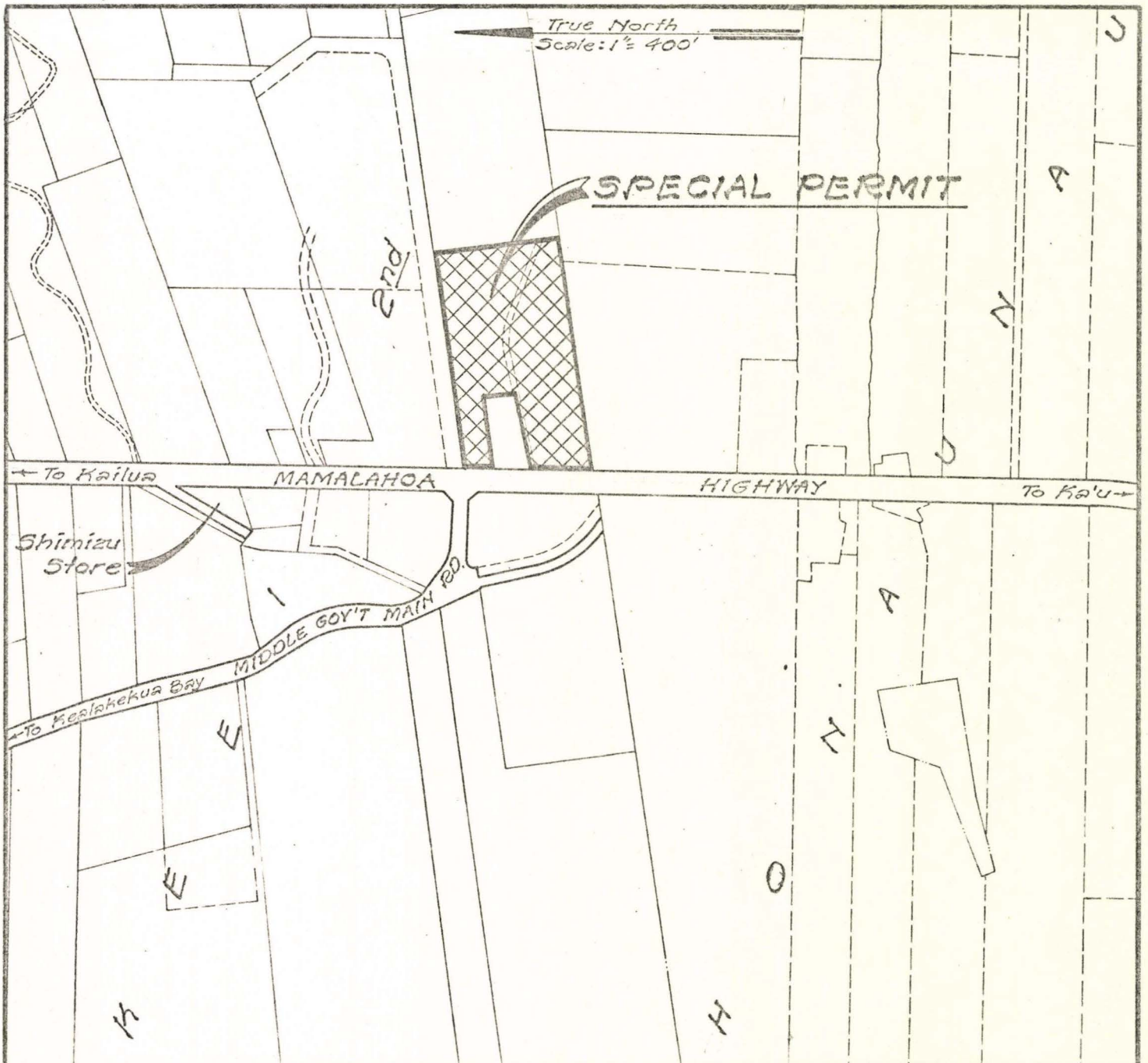
We shall notify you of the Commission's action.

Sidney M. Aue

for Raymond H. Suefuji
Director

lat:sb

cc / State Land Use Commission



SPECIAL PERMIT

SPECIAL PERMIT TO ESTABLISH A CHURCH
WITHIN THE STATE LAND USE AGRICULTURAL
DISTRICT IN KEEI 2nd, SOUTH KONA, HAWAII.

Requested By: HAWAII DISTRICT COUNCIL OF
THE ASSEMBLIES OF GOD

Area: 4.207 Acres

Prepared By: PLANNING DEPARTMENT
COUNTY OF HAWAII

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DEC 26 1974

State of Hawaii
LAND USE COMMISSION

Nov. 18, 1974

Tax Map Key: 8-3-13:17

10/22/74

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DEC 26 1974

SPECIAL PERMIT: HAWAII DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD

State of Hawaii
LAND USE COMMISSION

Reverend David Shotwell, in behalf of the Hawaii District of the Assemblies of God, has submitted a petition for a Special Permit to establish a church on 4.207 acres of land situated within the State Land Use Agricultural District. The area in question is located on the mauka side of the South Kona Belt Road, approximately 2,000 feet south of Honaunau School. It is also situated ^{diagonally} across from Shimizu Store and Fishing Supply and the Middle Government Main Road leading to Napoopoo, Keeli 2nd, South Kona, Hawaii, (TMK: 8-3-13:1).

The General Plan land use pattern allocation guide map designates the area for Low Density Urban Development. Such a designation would allow single-family residential and ancillary community and public uses. The County zoning designation is Agriculture 5-acre (A-5a).

The Soil Conservation Service's land capability unit is Class VII or soils which have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife. The area consists of well-drained, thin organic soils over pahoehoe lava bedrock. The surface layer is extremely rocky muck about 5 inches thick. It is underlain by pahoehoe lava bedrock. The surface layer is slightly acid. Permeability is rapid in the soil, and water moves rapidly through the cracks of the lava. Runoff is medium, and the erosion hazard is slight. The slope of the land is between 6 to 20 percent, and the mean annual rainfall is 60 to 90 inches.

The property in question is presently vacant of any structures. Surrounding land uses include coffee fields with scattered single-family dwellings, the Honaunau School, Shimizu Store and Fishing Supply, a

service station, churches, and the Honaunau Post Office.

The proposed church will be approximately 3,000 square feet in size which would include the sanctuary, six (6) classrooms, a nursery, and a kitchen area.

(In support of the request, the applicant has stated the following:

- " 1. The land use is not contrary as Section 30 allows churches to be built as "conditionally permitted uses" within this agricultural district.
- " 2. Churches never should adversely affect the surrounding property, but add to the good of the area.
- " 3. All utilities are already installed. The use as a church would not effect a hardship on the public schools, police or fire department.
- " 4. The growth in the area and there are many residents who are of our "faith" who need this church that they may worship God."
- " 5. This is a very small acreage and has not been productive as agricultural land for many years. Even with a church there may still be a very small amount of fruit grown. But we plan to use it especially for religious purposes.
- " 6. It will not alter greatly the character of the land. Due to this land not being used as agricultural land, then it will not greatly change its present use, outside of there will be religious services.
- " 7. What greater use to mankind can we build than that which

Special Permit: Hawaii District Council of the Assemblies of God
Page 3
October 22, 1974

helps people to live a better life in our community by worshipping the Almighty God.")

All essential utilities, including an 8-inch water line, are available to the area in question. There are no known historical or identifiable land forms attributed to the property.

In review of the request, the Department of Agriculture commented that any agricultural impact from the proposed use will be minimal, and that they do not oppose the proposed special permit.

All other cooperating agencies had no comments on or objections to the subject request.

The following letter of objection was received
from an adjoining property owner:

(CANDY NAGATA'S LETTER)

Dec. 4 1974

RECEIVED

DEC 26 1974

Planning Department:

I am opposing on the application for special permit submitted by the Hawaii District Council of the Assemblies of God to build a church on Keel 2nd, South Kona, Hawaii Tax Map Key 8-3-13:1.

State of Hawaii
LAND USE COMMISSION

We don't need another church here. There is one church approximately one hundred feet south from my property. If this church is built, it would be too close to my house and the church members make too much noise.

Richard A. Nagata

Richard A. Nagata

Box 443

Honolulu 96726

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

November 29, 1974

The Rev. Mr. David Shotwell
Hawaii District Council
of the Assemblies of God
P. O. Box 575
Hilo, HI 96720

RECEIVED

DEC 5 1974

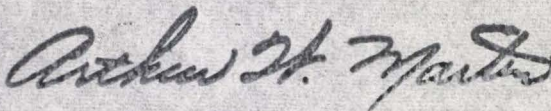
State of Hawaii
LAND USE COMMISSION

Re: Special Permit Application
Tax Map Key 8-3-13:1

The Planning Commission at its meeting of November 26, 1974, held a duly advertised public hearing on your application for a special permit to establish a church on 4.207 acres of land situated within the State Land Use Agricultural District at Keel 2nd, South Kona, Hawaii.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

We shall notify you when the Commission is ready to take action on your request.



Arthur W. Martin
Chairman, Planning Commission

lat

cc ✓ State Land Use Commission

DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

RECEIVED
DEC 26 1974

State of Hawaii
LAND USE COMMISSION

Date: November 18, 1974

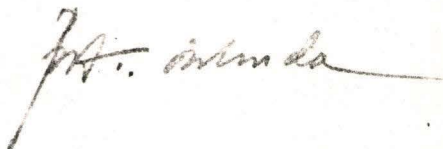
TO: PLANNING DEPARTMENT

FROM: DEPARTMENT OF PARKS & RECREATION

RE: () CHANGE OF ZONE APPLICATION
(x) SPECIAL PERMIT APPLICATION
() USE PERMIT APPLICATION
() VARIANCE
()

FOR: Rev. David Shotwell- TMK 8-3-13:01

We have no comments to offer on the proposed use (church).


ROBERT T. FUKUDA
Director

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date November 21, 1974

TO: Planning Department
FROM: Chief Engineer
SUBJECT: SPECIAL PERMIT APPLICATION
REV. DAVID SHORTWELL
TMK: 8-3-13:1

RECEIVED
DEC 26 1974

State of Hawaii
LAND USE COMMISSION

We have reviewed the subject application for a special permit and have the following comments:

1. Adjacent landowner (TMK: 8-3-13:29) presently utilizes existing driveway for access to Mamalahoa Highway. Does he have easement through subject property?
2. Existing 8'-wide driveway shall be widened to 16 feet minimum per plan.

Edward Harada
for EDWARD HARADA, Chief Engineer



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

Raymond Suefuji
Director

COUNTY OF
HAWAII

November 12, 1974

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NOV 15 1974

State of Hawaii
LAND USE COMMISSION

Rev. David Shotwell
P. O. Box 575
Hilo, HI 96720

Re: Notice of a Public Hearing
Special Permit Application
Tax Map Key 8-3-13:1

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 7:00 p.m. on Tuesday, November 26, 1974 in the Kealakehe Elementary School Cafetorium, Kealakehe, North Kona, Hawaii.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the hearing notice is enclosed for your information.

Sidney M. Sue

for Raymond H. Suefuji
Director

lat:sb

Enclosure

cc: ✓ State Land Use Commission

PUBLIC HEARINGS
PLANNING COMMISSION
COUNTY OF HAWAII

RECEIVED
NOV 15 1974
State of Hawaii
LAND USE COMMISSION

NOTICE IS HEREBY GIVEN of public hearings to be held by the Planning Commission of the County of Hawaii in accordance with the provisions of Section 5-4.3 of the Charter of the County of Hawaii.

PLACE: Kealakehe Elementary School Cafetorium, Kealakehe, North Kona, Hawaii

DATE: Tuesday, November 26, 1974

TIME: 7:00 p.m.

The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the following requests:

1. APPLICANT: ARTHUR T. ARAKAKI

LOCATION: Mauka side of the Mahukona-Niulii Highway, diagonally across from the Halaula Elementary School, in the Halaula Subdivision, Halaula, North Kohala.

TMK: 5-3-10:50

REQUEST: Change of zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, for 30,000 square feet of land from a Single Family Residential - 15,000 square foot (RS-15) to a Neighborhood Commercial - 10,000 square foot (CN-10) zoned district.

2. APPLICANT: J. M. TANAKA, INC./KONA SCENIC LAND, INC.

LOCATION: Adjacent to and makai of the proposed 127-lot subdivision and the Kishi Subdivision in Keekee 1st and Halekii, South Kona.

TMK: 8-1-04:portion of 1 and 8-1-03:portion of 9

REQUEST: Amendment to the Cluster Plan Development Permit granted by the Planning Commission on June 22, 1973. The request is to relocate the originally approved mauka park site to the makai of the proposed subdivision.

✓ 3. APPLICANT: HAWAII DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD

LOCATION: Mauka side of the South Kona Belt Road, approximately 2,000 feet south of Honaunau School, across from Shimizu Store and Fishing Supply and the Middle Government Main Road leading to Napoopoo, Keel 2nd, South Kona.

TMK: 8-3-13:1

REQUEST: Special Permit to establish a church on 4.207 acres of land situated within the State Land Use Agricultural District.

Maps showing the general locations and boundaries of the areas under consideration and/or plans of the proposed developments are on file in the office of the Planning Department in the County Building at 25 Aupuni Street, Hilo, Hawaii, and are open to inspection during office hours. All comments should be filed with the Planning Commission before that date, or in person at the public hearing. Comments regarding special permit application (No. 3) may be filed no later than 15 days following the public hearing.

PLANNING COMMISSION
ARTHUR W. MARTIN, Chairman
By RAYMOND H. SUEFUJI
Planning Director

(Hawaii Tribune-Herald: November 15 and 24, 1974)

JOHN A. BURNS
GOVERNOR



FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

October 17, 1974

RECEIVED
DEC 26 1974

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

To: Mr. Raymond H. Suefuji, Director
Planning Department, County of Hawaii

Subject: Special Permit Application
Rev. David Shotwell
TMK: 8-3-13:1

The Department of Agriculture has reviewed this special permit application.

The proposed use is permitted under the scope of the zoning code and any agricultural impact will be minimal.

The Department does not oppose the proposed special permit as long as it conforms to the County General Plan.

Frederick C. Erskine
Frederick C. Erskine
Chairman, Board of Agriculture

COUNTY OF
HAWAII



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

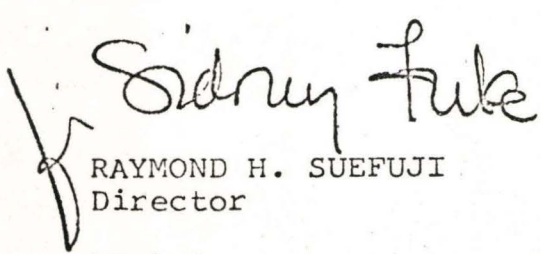
Raymond Suefuji
Director

October 3, 1974

RECEIVED
DEC 26 1974
State of Hawaii
LAND USE COMMISSION

TO: ALL CONCERNED AGENCIES
FROM: PLANNING DEPARTMENT
RE: SPECIAL PERMIT APPLICATION
REV. DAVID SHOTWELL
TMK: 8-3-13:1

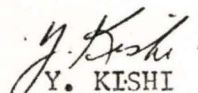
Attached is a copy of a special permit application for your review and comment. May we please have your written comments within two weeks.

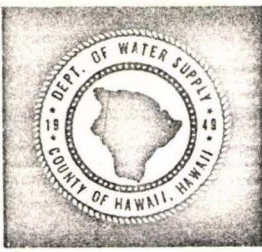

RAYMOND H. SUEFUJI
Director

NH:1st
Attach.

October 22, 1974
Department of Health, Hilo

We recommend the approval of the above request on the basis that the rules and regulations of the Department of Health can be complied with satisfactorily.


Y. KISHI
Supervising Sanitarian, Hawaii



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

October 10, 1974

TO: Planning Department
FROM: Department of Water Supply
SUBJECT: SPECIAL PERMIT APPLICATION
REV. DAVID SHOTWELL
TAX MAP KEY: 8-3-13:1

RECEIVED

DEC 26 1974

State of Hawaii
LAND USE COMMISSION

Water is available from our 8-inch line along the South Kona Belt Road for this special permit request.

Akira Fujimoto
Manager

WHS

cc: Rev. David Shotwell

... Water brings progress...



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

Raymond Suefuji
Director

October 3, 1974

STATE OF HAWAII
DEPARTMENT OF TAXATION
HAWAII COUNTY OFFICE

RECEIVED

DEC 26 1974

State of Hawaii
LAND USE COMMISSION

TO: ALL CONCERNED AGENCIES
FROM: PLANNING DEPARTMENT
RE: SPECIAL PERMIT APPLICATION
REV. DAVID SHOTWELL
TMK: 8-3-13:1

Attached is a copy of a special permit application for your review and comment. May we please have your written comments within two weeks.

Raymond H. Suefuji

RAYMOND H. SUEFUJI
Director

NH:1st
Attach.

*okay since there are other churches in the area.
10-8-74 je*

HAWAII DISTRICT
Department of Education

Date: October 8, 1974

To: Hawaii County
Department of Planning

From: Hawaii District
Department of Education

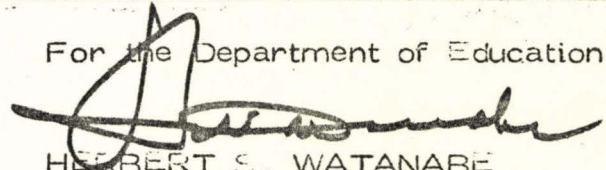
Subject: Rev. David Shotwell, TMK: 8-3-13:1

RECEIVED
DEC 26 1974

✓ Hawaii District Department of Education has no objection to
the application.

 Hawaii District recommends the following:

For the Department of Education:



HERBERT S. WATANABE
STAFF SPECIALIST
BUSINESS & FACILITIES

HAWAII DISTRICT
P. O. BOX 276
HILO, HAWAII 96720



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

October 10, 1974

IN REPLY REFER
TO LETTER NO.

HWY-H
74-2.1110

MEMORANDUM:

TO: Director, Planning Department
County of Hawaii

FROM: District Engineer, Hawaii

SUBJECT: () Change of Zone Application
() Variance Application
() Subdivision Application No.
(X) Special Permit Application
Rev. David Shotwell
TMK 8-3-13:1

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DEC 26 1974
State of Hawaii
LAND USE COMMISSION

We have no objections on the proposed action but access
should conform with County requirements.


CHAS L. SCHUSTER

Hilo Electric Light Company, Ltd.

Hilo, Hawaii 96720

October 9, 1974

RECEIVED

DEC 26 1974

State of Hawaii
LAND USE COMMISSION

County of Hawaii
Planning Department
1111 K Street
Honolulu, Hawaii 96813

Attention: Mr. Raymond H. Seefelt, Director
Division of Zoning Application
Special Permit Application

Enclosure

Reference is made to the following applications:

~~Special Permit Application~~
~~for the construction of a~~
~~new building on the~~
~~property located at~~

No Comments

Special Permit Application
for the construction of a
new building on the
property located at
TMP: 8-3-13:1

No Comments

Very truly yours,

Jitsuo Niwao, Manager
Engineering Department

JN:ed



OUR REFERENCE

YOUR REFERENCE

COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



ADDRESS ALL
COMMUNICATIONS TO:
ERNEST J. FERGERSTROM
CHIEF OF POLICE
HILO, HAWAII

RECEIVED
DEC 26 1974

State of Hawaii
LAND USE COMMISSION

October 11, 1974

TO : RAYMOND H. SUEFUJI, PLANNING DIRECTOR
FROM : ERNEST J. FERGERSTROM, CHIEF OF POLICE
SUBJECT: SPECIAL PERMIT APPLICATION - REV. DAVID SHOTWELL
TMK: 8-3-13:1

The special permit application submitted by Rev. David Shotwell has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested land use.

Ernest J. Fergerstrom
ERNEST J. FERGERSTROM
CHIEF OF POLICE

EWR/k

OCT 10 1974



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

Raymond Suefuji
Director

COUNTY OF
HAWAII

October 3, 1974

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DEC 26 1974

State of Hawaii
LAND USE COMMISSION

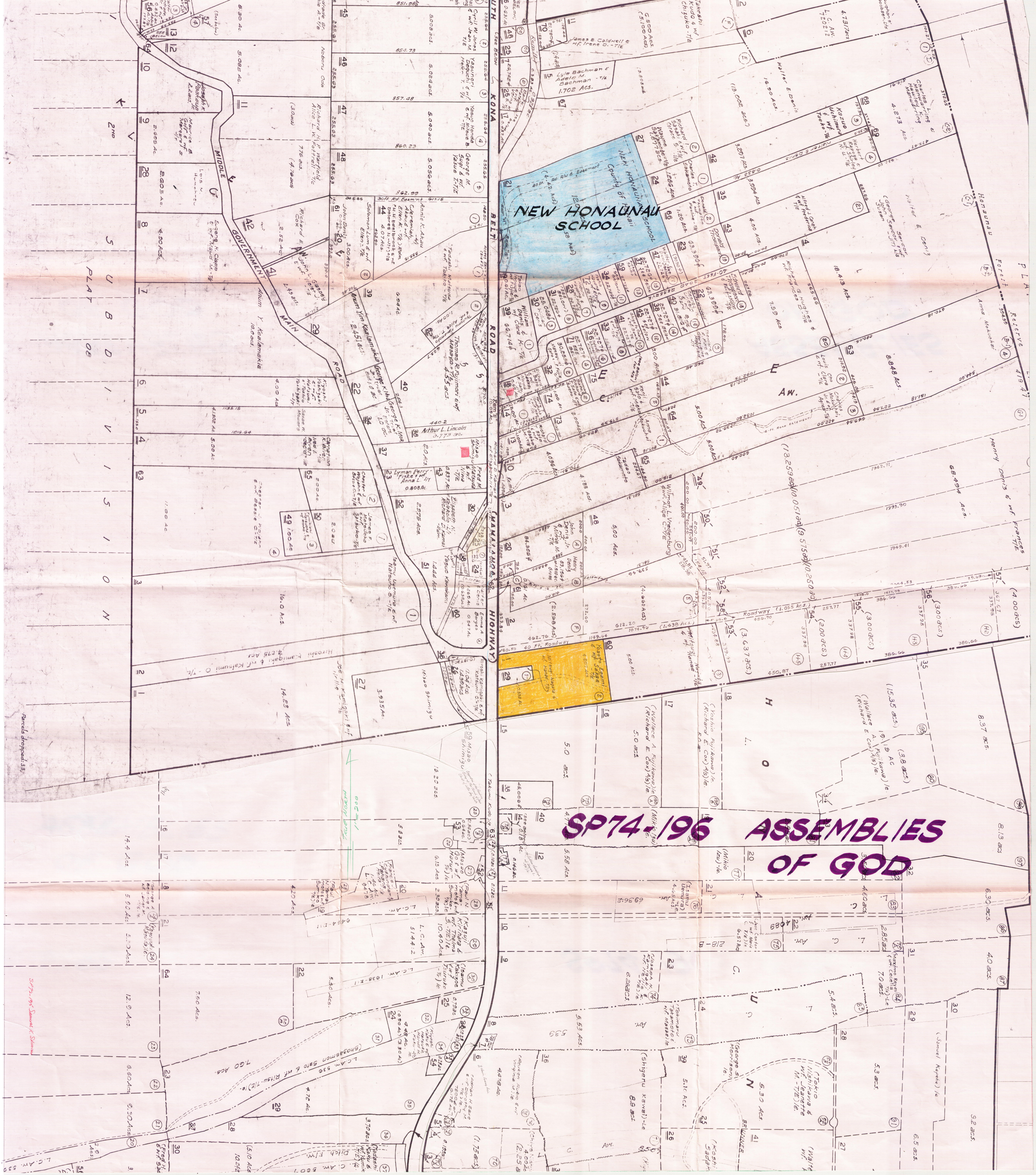
TO: ALL CONCERNED AGENCIES
FROM: PLANNING DEPARTMENT
RE: SPECIAL PERMIT APPLICATION
REV. DAVID SHOTWELL
TMK: 8-3-13:1

Attached is a copy of a special permit application for your review and comment. May we please have your written comments within two weeks.

Sidney Fuke

RAYMOND H. SUEFUJI
Director

NH:1st
Attach.



SP74-196 ASSEMBLIES OF GOD

SP74-196 Samuel K. Shimura

