

Action Span
Apr 16 - May 31

Time Extension

SPECIAL PERMIT	
Petition Received	4-25-77
Maps	NO MAP NEEDED
Action Span	4/25/77 - 6/9/77
Action Date	5/25/77 6/2/77
Re-ordination	

June 8, 1977

Mr. Benius Meier, Pastor
Kona Seventh-Day Adventis Church
P. O. Box 817
Kealahakua, Hawaii 96750

Dear Mr. Meier:

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encl.

25% COTTON

EXCELERASE

by

Fox River

June 8, 1977

HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on June 2, 1977, the Land Use Commission voted to approve an extension and modification of time condition request by Kona Seventh-Day Adventist Church, Hawaii (SP75-203) for the establishment of a church, school and allied facilities on 3.37 acres of land situated within the State Land Use Agricultural District at Capt. Cook, South Kona, Hawaii, Tax Map Key 8-2-13: 15.

Condition No. 1 of the Special Permit was amended as follows: "That construction of the first increment, consisting of the church, commence prior to May 1, 1979, and be completed within two (2) years thereafter. Construction of the second increment, consisting of the school and community service center, commence prior to May 1, 1981, and be completed within two (2) years thereafter." Approval of the Special Permit is additionally subject to the other three original conditions imposed by the Hawaii County Planning Commission in May, 1975.

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jjy
Encl.

cc: Kona Seventh-Day Adventist Church
Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax,
Property Technical Tax Assessor, Dept. of Tax.
Dept. of Planning & Economic Development
Office of Environmental Quality Control
Division of Land Management, DLNR

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Senate Conference Room No. 5
2nd Floor, State Capitol
Honolulu, Hawaii

June 2, 1977 - 9:00 a.m.

Approved
October 13, 1977

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Colette Machado
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer
Michael Marsh, Deputy Attorney General
Daniel Yasui, Planner
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

Swearing In

All those planning to testify during today's proceedings were sworn in by Chairman Tangen.

ACTION

✓ SP75-203 - KONA SEVENTH-DAY ADVENTIST CHURCH
APPLICATION FOR AN EXTENSION AND MODIFICATION OF TIME CONDITION
FOR THE ESTABLISHMENT OF CHURCH, SCHOOL, AND ALLIED FACILITIES
AT CAPT. COOK, SOUTH KONA, HAWAII

Mr. Daniel Yasui, Planner, identified the parcel under petition on the posted maps and summarized the county's recommendation and conditions.

It was moved by Commissioner Oura and seconded by Vice Chairman Sakahashi to approve the extension and modification of time condition request, subject to the county's conditions. The motion was unanimously carried.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-203 - KONA SEVENTH-DAY
ADVENTIST CHURCH
Senate Conf. Rm. #5, 2nd Floor
PLACE State Capitol, Honolulu, HI

DATE June 2, 1977

TIME 9:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
DUKE, CHARLES	X			
WHITESELL, CAROL	X			
OURA, MITSUO	X			
MACHADO, COLETTE	X			
MIYASATO, SHINSEI	X			
SAKAHASHI, STANLEY	X			
CARRAS, JAMES	X			
YANAI, EDWARD	X			
TANGEN, EDDIE	X			

Comments:

I move that we approve the request for extension and modification of time condition, subject to conditions 2, 3 and 4, imposed by the County Planning Commission, and subject further to the condition that condition No. 1 of the Special Permit be amended as follows: "That construction of the first increment, consisting of the church, commence prior to May 1, 1979, and be completed within two (2) years thereafter. Construction of the

second increment, consisting of the school and community service center, commence prior to May 1, 1981, and be completed within two (2) years thereafter."

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

May 26, 1977

Mr. Sidney Fuke
Planning Director
Hawaii Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuke:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

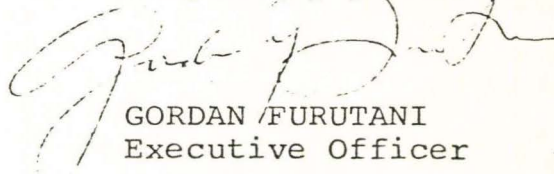
Please note that petitions
✓ SP75-203 Kona Seventh-Day Adventist Church
SP77-262 Robert Buritz

SP77-263 Domingo Nazara, Sr.
SP77-264 Charles Wittig

will be _____ at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

May 26, 1977

Mr. Benius Meier, Pastor
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, Hawaii 96750

Dear Mr. Meier:

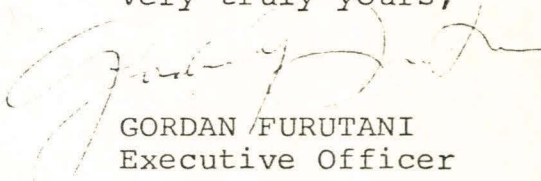
Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP75-204 - Kona Seventh-Day Adventist Church Extension Request
will be _____ at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

June 2, 1977 - 9:00 a.m.
Senate Conference Room No. 5
2nd Floor, State Capitol
Honolulu, Hawaii

A G E N D A

I. ACTION

1. ✓ SP75-203 - Kona Seventh-Day Adventist Church
To allow an extension and modification of time condition for the establishment of church, school, and allied facilities on 3.37 acres of land situated within the State Land Use Agricultural District at Capt. Cook, South Kona, Hawaii.
2. SP77-262 - Robert Buritz
To allow the establishment of a food/juice processing plant on a portion of a 6.4 acre lot situated within the State Land Use Agricultural District at North Kona, Hawaii.
3. SP77-263 - Domingo Nazara, Sr.
To allow an existing building on a portion of a 2.73 acre lot within the State Land Use Agricultural District to be used for the baking and commercial sale of Portuguese sweet bread at Halekii, South Kona, Hawaii.
4. SP77-264 - Charles Wittig
To allow the expansion of a nonconforming use (store) on a 8,337 square feet lot within the State Land Use Agricultural District at Olaa Reservation Lots, Puna, Hawaii.
5. A76-427 - Mililani Town, Inc.
To incorporate approximately 591 acres from the Agricultural District into the Urban District at Mililani Town, Oahu.

II. MISCELLANEOUS

1. Adoption of Minutes
2. Meeting Schedule

5/26/77 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. ALL ISLANDS 2. HAWAII 3. OAHU

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission June 2, 1977
9:00 a.m.

FROM: Staff

SUBJECT: Extension and Modification of Time Condition
SP75-203 - Kona Seventh-Day Adventist Church

The petitioner, Kona Seventh-Day Adventist Church, is requesting an extension as well as a modification to the time condition of Special Permit 75-203. The permit was granted by the State Land Use Commission on May 1, 1975, to allow the establishment of a church, school and allied facilities on 3.37 acres of land situated within the State Land Use Agricultural District. The subject property is located diagonally mauka from Greenwell Park and near the Sergeant Yano Memorial Hall in Captain Cook, South Kona, Hawaii, Tax Map Key 8-2-13: 15.

Condition No. 1 of the Special Permit states:

"That construction of the first increment, consisting of the school and the community services center, commence within two (2) years from the date of approval of the Special Permit. Construction of the second increment, consisting of the church, shall commence within four (4) years from the date of approval of the Special Permit."

According to this condition, the first increment would include the construction of the school and the community services center and the second increment would entail the construction of the church. However, the petitioner is requesting that the increments be reversed; that the church be in the first increment and the school and community services center be in the second increment. The reason for revising building plans is to accommodate the recent growth of church members.

The petitioner is additionally requesting a two-year time extension to commence construction of the church and a four-year extension to commence construction of the school and the community services center.

In support of his request, the petitioner has in part, stated the following:

"We of the Kona Seventh-day Adventist Church respectfully request an extension of time to begin building on the new church site. Tax Map Key 8-2-13-15-41. We had plans almost ready and were to build in July 1976 when the sale of our present church building fell through. Without this money we would have been financially embarrassed so we have had to stop till we can sell the present buildings and property. Since our special agricultural use permit runs out in April we would like to request an extension of time for the following reasons:

1. Because our sale fell through and with it part of our financing.
2. We still have plans to build as soon as we are able to sell. (We are in the process of negotiating a new sale at present.)
3. It will take us some little time to revive the plans and work on the buildings.
4. This land as you may remember was donated by Amy Greenwell for a church and school, and we are not keeping it for speculative purposes. We desire to build these structures as soon as financially possible.

"Therefore, since we had 2 years to begin on the school, and 4 years on the church, and since we will be building the church first according to our present plans (Revised since our permit application), we request 4 additional years to begin the school, and 2 years for the church.

"We are doing our best to have these things together and built before that time, but also do not wish to come back so often for these requests."

At the public hearing held by the Hawaii County Planning Commission on April 14, 1977, the only person to testify was the applicant.

On April 14, 1977, the Hawaii County Planning Commission voted to approve the petitioner's request as it was found that:

"The petitioner's intent is to sell its present church building and use some of the proceeds from the sale to construct the proposed facilities. As indicated by the petitioner, the negotiation for the sale of the present

building fell through. As such, the petitioner would be needing additional time to obtain financing for the new facilities."

The Planning Commission recommended that condition No. 1 of the Special Permit be amended to read as follows:

"That construction of the first increment, consisting of the church, commence prior to May 1, 1979, and be completed within two (2) years thereafter. Construction of the second increment, consisting of the school and community service center, commence prior to May 1, 1981, and be completed within two (2) years thereafter."

It was further recommended by the Planning Commission that the request be given favorable consideration subject to the condition that all other applicable conditions as spelled out in the Special Permit be complied with. Should the conditions not be met, the Special Permit may be deemed null and void.

For the Commission's information the remaining three conditions imposed on this Special Permit included:

- "2. That the applicant shall be responsible for extending the 8-inch water line to the subject property.
- "3. That the applicant secure an easement from Kealakekua Ranch, Ltd., for access to the subject property off of Kinue Road. The applicant shall also extend the pavement of the Kealakekua Ranch road to his property. The width of the new pavement shall be 16 feet.
- "4. That all other applicable rules and regulations, including 'plan approval', be complied with."

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

May 12, 1977

MR. SIDNEY FUKU
Planning Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuku:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP75-204 - KONA SEVENTH-DAY ADVENTIST CHURCH EXTENSION REQUEST

will be considered at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

May 12, 1977

Mr. Benius Meier, Pastor
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, Hawaii 96750

Dear Mr. Meier:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

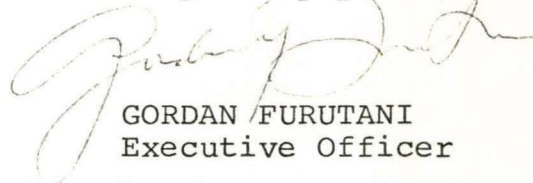
Please note that petition

SP75-204 - Kona Seventh-Day Adventist Church Extension Request

will be considered at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

May 26, 1977 - 9:00 a.m.
Senate Conference Room No. 5
2nd Floor, State Capitol
Honolulu, Hawaii

(Cancelled)

A G E N D A

I. ACTION

✓ SP75-203 - Kona Seventh-Day Adventist Church

(Postponed to 6/2/77)

To allow an extension and modification of time condition for the establishment of church, school, and allied facilities on 3.37 acres of land situated within the State Land Use Agricultural District at Capt. Cook, South Kona, Hawaii.

II. CONTINUED ACTION

A76-423 - Windward Partners

To reclassify approximately 429.20 acres from Agricultural to Urban at Waikane, Koolaupoko, Oahu.

III. MISCELLANEOUS

1. Adoption of Minutes
2. Meeting Schedule

5/12/77 - A copy of this agenda was mailed to all persons and organizations on the attached mailing lists:

1. All Islands
2. Hawaii
3. Oahu



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

APR 25 10 50 AM '77

HERBERT T. MATAYOSHI
Mayor

April 18, 1977

Mr. Gordan Furutani
Executive Officer
Land Use Commission
190 South King Street
Suite 1795
Honolulu, HI 96813

Dear Mr. Furutani:

Extension and Modification of
Time Condition
Special Permit 75-203 (LUC 275)
Petitioner: Kona Seventh-Day
Adventist Church
Tax Map Key 8-2-13:15

The Planning Commission at its meeting of April 14, 1977 considered the above request for an extension and modification of the time condition stipulated in the special permit which was originally granted by the Land Use Commission on May 1, 1975.

The Commission voted to recommend approval of the request since it is felt that additional time would be needed to procure financing for the proposed development. The petitioner's intent is to sell its present church building and use some of the proceeds from the sale to construct the proposed facilities. As indicated by the petitioner, the negotiation for the sale of the present building fell through. As such, the petitioner would be needing additional time to obtain financing for the new facilities.

The Planning Commission is recommending that condition No. 1 of the Special Permit be amended to read as follows:

"That construction of the first increment, consisting of the church, commence prior to May 1, 1979, and be completed within two (2) years thereafter. Construction of the second increment, consisting of the school and community service center, commence prior to May 1, 1981, and be completed within two (2) years thereafter."

Mr. Gordan Furutani
Page 2

April 18, 1977

It is further recommended that the request be given favorable consideration subject to the condition that all other applicable conditions as spelled out in the Special Permit be complied with. Should the conditions not be met, the Special Permit may be deemed null and void.

Enclosed are copies of the Exhibits from the subject docket.

Sincerely,


(MRS.) LORRAINE R. JITCHAKU
Chairman, Planning Commission

LAT:lgv

Enclosures

cc Mr. Benius Mier
DPED, Land Use Division

LIST OF EXHIBITS - KONA SEVENTH-DAY ADVENTIST CHURCH

- A. Applicant's letter requesting extension/modification (3/14/77)
- B. Departmental acknowledgment letter (3/17/77)
- C. Letter to applicant (3/30/77)
- D. Staff background
- E. Staff Recommendation
- F. Voting sheet
- G. Minutes (4/14/77)

Kona Seventh-Day Adventist Church

Telephone: Church 322-2522
Office 323-3442

P. O. BOX 817 • KEALAKEKUA, HAWAII 96750

Office of the Pastor

March 14, 1977

Director, Planning office,
County of Hawaii
Hilo, Hawaii 96720

Dear Sir:

We of the Kona Seventh-day Adventist Church respectfully request an extension of time to begin building on the New church site. Tax Key 8-2-13-15-41. We had plans almost ready and were ready to build in July 1976 when the sale of our present church building fell through. Without this money we would have been financially embarrassed so we have had to stop till we can sell the present buildings and property. Since our special agricultural use permit runs out in April we would like to request an extension of time for the following reasons:

1. Because our sale fell through and with it part of our financing.
2. We still have plans to build as soon as we are able to sell.
(We are in the process of negotiating a new sale at present.)
3. It will take us some little time to revive the plans and work on the buildings.
4. This Land as you may remember was donated by Amy Greenwell for a church and school, and we are not keeping it for speculative purposes. We desire to build these structures as soon as financially possible.

Therefore, since we had 2 years to begin on the school, and 4 years on the church, and since we will be building the church first according to our present plans (Revised since our permit application), we request 4 additional years to begin the school, and 2 years for the church.

We are doing our best to have these things together and built before that time, but also do not wish to come back so often for these requests.

Thank you for your consideration. If you have any questions please call or write.

Sincerely yours,

Benius Meier
Benius Meier, Pastor

EXHIBIT A

March 17, 1977

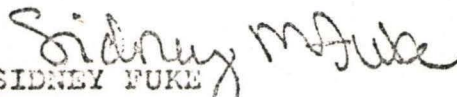
The Reverend Mr. Benius Meier
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, HI 96750

Re: Special Permit No. 75-203
Church, School and Allied Facilities
TMK: 8-2-13:15

This is to acknowledge receipt of your letter of March 14, asking for an extension of the time condition for the commencement of construction of the proposed church and school, as stipulated in the Special Permit granted by the State Land Use Commission.

Your request will be forwarded to the County of Hawaii Planning Commission for consideration and subsequently to the State Land Use Commission for final action. You will be informed as to the time and place of the Planning Commission's meeting when your request will be placed on its agenda.

Should you have any questions in the meantime, please feel free to contact Norman Hayashi or Ilima Piianaia of this Department, at phone no. 961-8288.


SIDNEY FUCE
Acting Director

NH:rfd

cc: SLUC (w/enc)

EXHIBIT B

MAR 17 1977

March 30, 1977

Mr. Benius Mier, Pastor
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, HI 96750

Dear Mr. Mier:

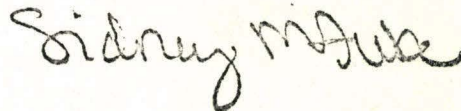
Extension of Time Condition
Special Permit No. 75-203 (LUC 275)
Tax Map Key 8-2-13:15

This is to inform you that your request for an extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission will be discussed on Thursday, April 14, 1977 by the Planning Commission. The meeting will be held in the Councilroom, County Building, South Hilo, Hawaii and is scheduled to begin at 2:00 p.m..

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

A copy of the agenda is enclosed for your information.

Sincerely,



Sidney Fuke
Acting Director

lat:lgv
Enclosure

cc State Land Use Commission
DPED, Land Use Division

EXHIBIT C

MAR 30 1977

TIME EXTENSION: KONA SEVENTH-DAY ADVENTIST CHURCH

The Kona Seventh-Day Adventist Church is requesting an extension as well as a modification to a time condition imposed within Special Permit No. 75-203 granted by the State Land Use Commission on May 1, 1975. The permit is to allow the establishment of a church, school and allied facilities on 3.37 acres of land situated within the State Land Use Agricultural District. The property involved is located mauka of Greenwell Park and the Sgt. Yano Memorial Hall in Capt. Cook, South Kona (TMK: 8-2-13:15).

Condition No. 1 of the Special Permit states "That construction of the first increment, consisting of the school and the community services center, commence within two (2) years from the date of approval of the Special Permit. Construction of the second increment, consisting of the church, shall commence within four (4) years from the date of approval of the Special Permit." The petitioner is requesting a time extension and modification to this condition.

According to the condition and as represented by the petitioner when the Special Permit application was originally filed, the first increment would include the construction of the school and the community services center. The second increment would be the construction of the church. The petitioner is now requesting that the increments be reversed; thus, the church would be in the first increment and the school and community services center would be in the second increment.

The petitioner is also requesting a two-year time extension to commence construction of the church and a four-year time extension to commence construction of the school and the community service center.

EXHIBIT D

Time Extension
Kona Seventh-Day Adventist Church
Page 2

In support of the request, the petitioner has stated the following:

(READ PETITIONER'S LETTER)

RECOMMENDATION: KONA SEVENTH-DAY ADVENTIST CHURCH

Staff is recommending that the request ^{for} time/extension and modification to the original condition be given favorable consideration. It is felt that additional time would be needed to procure financing for the proposed development. The petitioner's intent is to sell its present church building and use ^{some of} the proceeds from that sale to construct the proposed facilities. As indicated by the petitioner, the negotiating for the sale of the present building fell through. As such, the petitioner would be needing additional time to obtain financing for the new facilities.

The staff also has no objections to the modification of the increments ^{since} ~~such~~ the ultimate intent would still be accomplished; and that is, the construction of the proposed facilities.

Staff is recommending that this particular condition of the Special Permit be amended to read as follows:

" That construction of the first increment, consisting of the church, commence prior to May 1, 1979, and be completed within two (2) years thereafter. Construction of the second increment, consisting of the school and community service center, commence prior to May 1, 1981, and be completed within two (2) years thereafter. "

It is further recommended that the request be given favorable consideration subject to the condition that all other applicable conditions as spelled out in the Special Permit be complied with. Should the conditions not be met, the Special Permit may be deemed null and void.

EXHIBIT E

RECORD OF VOTING
PLANNING COMMISSION
County of Hawaii

Date April 14, 1977

Petitioner KONA SEVENTH-DAY ADVENTIST CHURCH - Time extension
to a Special Permit

 Preliminary hearing Public hearing ☒ Request

ACTION: ☒ Approve

 Deny

 Defer

 Continue

 Schedule for public hearing

Other: _____

Commissioners	Aye	No	Absent	Abstain
Paris, Wm. J., ASAI, Scott H.	☒ ☒			
FUJIMOTO, Shigeru			☒	
HANLEY, J. Walsh	☒			
MARTIN, Arthur W.			☒	
MIELCKE, William F.	☒			
MURAKAMI, Haruo	☒			
SAKAMOTO, Charles	☒			
JITCHAKU, Lorraine R.	☒			

EXHIBIT **F**

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
April 14, 1977

The Planning Commission met in regular session at 12:30 p.m. at the North Hilo Courthouse, Laupahoehoe, North Hilo with Chairman Jitchaku presiding.

PRESENT: Lorraine R. Jitchaku ABSENT: Akira Fujimoto, Ex-officio Member
Scott H. Asai
Shigeru Fujimoto (Laupahoehoe hearing only)
J. Walsh Hanley
Arthur W. Martin
William F. Mielcke (attended from 2:00 p.m.)
Haruo Murakami
William J. Paris, Jr. (attended from 2:00 p.m.)
Charles H. Sakamoto, Jr.

Sidney M. Fuke, Acting Planning Director (attended from 2:00 p.m.)
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

Stephen G. Bess, Acting Corporation Counsel (from 2:00 p.m.)
David Murakami, representing Ex-officio Member Edward Harada

and 2 people in attendance at 12:30 p.m., about 7 people at 2:00 p.m.
about 30 people at 3:30 p.m. and about 100 people at 7:00 p.m.

EXHIBIT G

side of Mokuaikaia Road within the Keauhou-Kahalu'u Farm Lots Subdivision, approximately 350 feet mauka of the Old Mamalahoa Highway-Mokuaikaia Road intersection, in the land division of Kahalu'u and Keauhou, North Kona, TMK: 7-8-16:portion of 39.

Staff recommended favorable consideration based on the findings and with the conditions, on file.

On the question of whether the structure was completed, staff replied that the Planning Department did receive word of the completion.

Mr. Mielcke moved to send a favorable recommendation to the SLUC on the bases and conditions as outlined by the staff; seconded by Mr. Sakamoto; carried with six aye votes, two absentees and one abstention by the new member.

LAND USE COMMISSION
SPECIAL PERMIT
DOMINGO NAZARA, SR.
HALEKII, SOUTH KONA

Special Permit request to allow the utilization of an existing building situated within the State Land Use Agricultural District for baking of Portuguese sweet bread for commercial sales. The property involved is located approximately 1,400

feet mauka of the Hawaii Belt Highway and the Kona Community Federal Credit Union Building, Halekii, South Kona, TMK: 8-1-01:29.

Staff recommended favorable consideration based on the findings and with the conditions, on file.

A question was raised as to whether the State agencies have any restrictions concerning conversion to a bakery and sale on the premises. Staff considered this particular use as basically for baking. In considering the conditions, staff explained that it was very difficult to restrict sale on the premises since the petitioner did say that he will be delivering his products and that the operation will conform substantially to the representation made.

Mr. Mielcke moved to send a favorable recommendation to the SLUC for the reasons and with the conditions as stipulated by the staff; seconded by Mr. Murakami; carried with six aye votes, two absentees and one abstention by the new member.

LAND USE COMMISSION
SPECIAL PERMIT
TIME EXTENSION
✓ KONA SEVENTH-DAY
ADVENTIST CHURCH
CAPT. COOK, S. KONA

Request for a time extension to a Special Permit which was granted by the State Land Use Commission, for the construction of a proposed church and school. The property involved is located mauka of Greenwell Park and the Sgt. Yano Memorial Hall, Captain Cook, South Kona, TMK: 8-2-13:15.

Staff presented background information and recommended favorable consideration on the extension and modification of the time condition stipulated in the original special permit based on the findings and with the conditions, on file.

Pastor Ben Meier clarified that the financing from the sale of the church would not be all the income to be derived. They are also trying to sell a property located about a quarter of a mile north from the church site. The total financing required was quoted as \$220,000. He stated that they are not worried about getting financing for the project.

In answer to a query about the reasons for reversing the building plans, Pastor Meier explained that their present growth of church members has demanded more of the church than the school needs. He indicated that the existing classroom area can accommodate for the whole school at the present time. He added that they have no objections to the condition as recommended by the staff.

Mr. Mielcke moved to send a favorable recommendation to the SLUC for the reasons and with the conditions as outlined by the staff including the amendment; seconded by Mr. Sakamoto; carried with seven aye votes and two absentees.

APPLICATION & CORRESPONDENCE
FROM 1975

May 5, 1975

257-00-104
EXCELEPASE

Mr. Benius Meier, Pastor
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, Hawaii 96750

Dear Mr. Meier:

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

Encls.

May 5, 1975

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

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on May 1, 1975, the Land Use Commission voted to approve the request by the Kona Seventh-Day Adventist Church (SP75-203) to establish a church, school and allied facilities on 3.37 acres of land situated in the Agricultural District at Kealahakua, South Kona, Hawaii, described as Tax Map Key 8-2-13: 15; subject to the 4 conditions imposed by the Hawaii County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Kona Seventh-Day Adventist Church
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-203 - KONA SEVENTH-DAY DATE May 1, 1975
ADVENTIST CHURCH
PLACE County Council Room TIME 7:00 p.m.
Hilo, Hawaii

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

Comments:

I move to approve the special permit subject to the conditions imposed by the Hawaii County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

May 1, 1975
7:00 p.m.

TO: Land Use Commission
FROM: Staff
SUBJECT: SP75-203 - KONA SEVENTH-DAY ADVENTIST CHURCH

The Kona Seventh-Day Adventist Church requests approval of a special permit to establish a church, school and allied facilities on 3.37 acres of land situated in the Agricultural District at Kealahou, South Kona, Hawaii. The property is identified as Tax Map Key 8-2-13: 15.

The land in question abuts the Kealahou Urban District and is located in the vicinity of Greenwell Park and the Sergeant Yano Memorial Center. The land was formerly utilized for growing coffee, however, this agricultural activity has since ceased and a number of coffee trees still remain on the property.

Specifically, the applicant is proposing to establish the following uses:

1. A private school with library and assembly room for a projected enrollment of between 90 to 120 students.
2. A church capable of accommodating 150 people and four to six classrooms.
3. A community service center.
4. A gymnasium.
5. A parsonage-caretaker home.
6. A picnic shelter.
7. A playground and parking.

In substantiation of this request the petitioner states that the surrounding area is urban in character and public services and facilities are readily available. Further, the land is not suited for agriculture and the land was given to the Seventh-Day Adventist Church by Amy Greenwell for the purpose of establishing a school and church on the property.

The surrounding uses include the Kona Civic Center, Greenwell Park, Yano Hall, Manago Hotel and a number to single-family residences. The Land Study Bureau rates the soils of the subject property "C" or fair for overall Agricultural productivity. The rainfall is approximately 75 inches annually, the slope is below twenty percent and the elevation is at the 1500 foot level. A 40 foot unpaved right-of-way provides access from the Belt Highway to the subject property. Another 16 foot wide roadway situated above Greenwell Park and owned by Kealakekua Ranch, also provides access to the property in question.

COMMENTS FROM AGENCIES:

1. The Department of Water Supply advised that water from their 8 inch main along Mamalahua Highway is available, however, the applicant must extend this line to the proposed development to provide fire protection.
2. The Soil Conservation Service, Department of Public Works, Department of Parks and Recreation, Department of Agriculture, Department of Taxation, Hawaii Electric Light Company, Inc., Department of Transportation, Department of Health, Department of Education, County Fire Department, and Department of Police, either had no comments or objections to the subject request.

Mr. Benius Meier, pastor of the Kona Seventh-Day Adventist Church was the only person other than the staff of County Planning Department who presented any findings on this special permit at the public hearing held by the County Planning Commission on March 21, 1975.

COUNTY RECOMMENDATIONS

On April 8, 1975, the Hawaii County Planning Commission voted to recommend approval of the special permit based on the following findings:

1. That approval of the subject request would not adversely affect the surrounding properties. The facilities proposed by the applicant would be similar in character to those which are in close proximity to the subject

area. In addition, they would not be severely encroaching into agricultural lands inasmuch as the subject property is contiguous to an existing urban district.

2. That the proposed use is consistent with the County General Plan. Approval of the school facilities would aid in the General Plan policy of providing a variety of educational opportunities for the island's population. The proposed school would be in keeping with basic tenets of allowing alternative educational systems than those which now exist. Further, schools and churches are permitted within the County's Agriculture zone.
3. That the proposed use would not unreasonably burden public facilities and services. The subject area is in close proximity to or is being served by essential utilities, such as electricity and water. Protective services already exist in the area and the Kona Civic Center is one block away. The provision of educational and recreational facilities for members of the church congregation and other community members should alleviate some of the burden on existing public facilities.

The favorable recommendation was also subject to the following conditions:

- "1. That construction of the first increment, consisting of the school and the community services center, commence within two (2) years from the date of approval of the special permit. Construction of the second increment, consisting of the church, shall commence within four (4) years from the date of approval of the special permit.
- "2. That the applicant shall be responsible for extending the 8-inch water line to the subject property.
- "3. That the applicant secure an easement from Kealakekua Ranch, Ltd., for access to the subject property off of Kinue Road. The applicant shall also extend the pavement of the Kealakekua Ranch road to his property. The width of the new pavement shall be 16 feet.

"4. That all other applicable rules and regulations, including "plan approval" be complied with."

Upon evaluation of this request, staff finds that basic utilities are available to the subject site and the land is usable and adaptable for the proposed development. The proposed use will not substantially alter or change the essential character of the area in that, the subject property is contiguous with the State Land Use Urban District and the land uses in the immediate vicinity are urban in character. Further, the establishment of the school and church will increase the educational and religious opportunities for its members as well as the people of Kona.

Based on the above, staff finds that the proposed use appears to meet the guideline^s for determining "unusual and reasonable uses" established in the Land Use District Regulations.

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

April 16, 1975

NOTIFICATION OF SPECIAL PERMIT APPLICATIONS

Please be advised that the following special permit applications within the Counties of Hawaii and Kauai have been filed with the Land Use Commission.

SP75-199 - County of Hawaii, Department of Parks and Recreation
(Alae, South Hilo, Hawaii)

Special permit request to allow the expansion of the existing Alae Cemetery on approximately 3.29 acres of land in the Agricultural District at Alae, South Hilo, Hawaii, Tax Map Key 2-6-12: 18(por.), & 43.

SP75-200 - The Henry Opukahaia School (Keaau, Puna, Hawaii)

Special permit request to allow the establishment of a private school on approximately 10 acres of land in the Agricultural District at Keaau, Puna, Hawaii, Tax Map Key 1-6-04: 11(por.).

✓ SP75-203 - Kona Seventh-Day Adventist Church (Kealahou, S. Kona, Hawaii)

Special permit request to allow the establishment of a church, school and allied facilities on approximately 3,3736 acres of land in the Agricultural District at Kealahou, S. Kona, Hawaii, Tax Map Key 8-2-13: 15

SP75-202 - Shield-Pacific, Ltd./Kapoho Land & Development Company
(Puua-Kapoho, Puna, Hawaii)

Special permit request to utilize approximately 65 acres of land in the Agricultural District at Puua-Kapoho, Puna, Hawaii, Tax Map Key 1-4-01: portion of 10 for quarrying and related purposes.

SP75-201 - Subramuniya Yoga Order (Wailua Homesteads, Kawaihau, Kauai)

Special permit request to establish a monastery on approximately 44.269 acres of land in the Agricultural and Rural Districts at Wailua Homesteads, Kawaihau, Kauai, Tax Map Key 4-2-02: 8, 114 and 4-2-07: 11, 14 and 19.

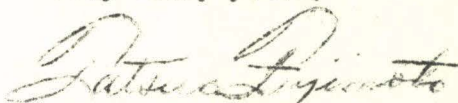
The action meeting on the above special permit applications are scheduled for May 1, 1975.*

We would appreciate any written comments for or against the above requests, or you or your agent may appear at the public meeting. If you are planning to testify before the Commission during the public meeting on any of the above requests, we would appreciate a copy of your testimony in writing.

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.

See master file for
mailing list.

Very truly yours,


TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

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

April 16, 1975

Reverend Benius Meier
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, Hawaii 96750

Dear Reverend Meier:

The Land Use Commission next meets on May 1, 1975
at 7:00 p.m., in the County Council Room, 25 Aupuni Street,
Hilo, Hawaii

At that time the special permit application by the Kona
Seventh-Day Adventist Church 75-203 (SP) to allow the establish-
ment of a church, school and allied facilities on approximately
3.3736 acres of land
in the Agricultural District at Kealahou, South Kona, Hawaii
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



COUNTY OF
HAWAII

PLANNING COMMISSION Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

April 11, 1975

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

RECEIVED
APR 16 1975
State of Hawaii
LAND USE COMMISSION

Re: Special Permit Application - Kona Seventh-Day Adventist Church

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 allow the establishment of a church, school, and allied facilities on 3.3736 acres of land. The property is located diagonally mauka from Greenwell Park in Kealahou, South Kona, Hawaii, Tax Map Key 8-2-13:15.

The Planning Commission at a duly advertised public hearing held on March 21, 1975 in the Sgt. Rodney Yano Memorial Hall, Captain Cook, South Kona, Hawaii, discussed the subject request. The Commission on April 8, 1975, voted to recommend the approval of the special permit to the Land Use Commission as it was found:

1. That approval of the subject request would not adversely affect surrounding property. Uses in the immediate vicinity of the subject area include Greenwell Park, Yano Memorial Center, the Kona Civic Center, and single-family residences. Directly makai of the subject property, lands are classified urban by the State Land Use Commission. The facilities proposed by the applicant would be similar in character to those which are in close proximity to the subject area. Further, the facilities are essentially community oriented. In addition, they would not be severely encroaching into agricultural lands inasmuch

as the subject property is contiguous to an existing urban district. Although the subject property is presently planted in coffee, conversion of the area to the proposed uses will not substantially alter or affect the district's overall agriculture.

2. That the proposed use is consistent with the County General Plan. Approval of the school facilities would aid in the General Plan policy of providing a variety of educational opportunities for the island's population. The proposed school would be in keeping with basic tenets of allowing alternative educational systems than those which now exist. Further, schools and churches are permitted within the County's Agriculture zone. In addition, the area is designated for medium density urban uses under the County General Plan. The proposed facilities meet the intent of this designation.
3. That the proposed use would not unreasonably burden public facilities and services. The subject area is in close proximity to or is being served by essential utilities, such as electricity and water. Protective services already exist in the area and the Kona Civic Center is one block away. The provision of educational and recreational facilities for members of the church congregation and other community members should alleviate some of the burden on existing public facilities.

The favorable recommendation was also subject to the following conditions:

1. That construction of the first increment, consisting of the school and the community services center, commence within two (2) years from the date of approval of the special permit. Construction of the second increment, consisting of the church, shall commence within four (4) years from the date of approval of the special permit.
2. That the applicant shall be responsible for extending the 8-inch water line to the subject property.
3. That the applicant secure an easement from Kealakekua Ranch, Ltd., for access to the subject property off of Kinue Road. The applicant shall also extend the pavement of the Kealakekua Ranch road to his property. The width of the new pavement shall be 16 feet.

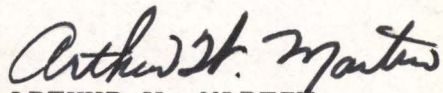
PERMANENT RECORD

Mr. Tatsuo Fujimoto

-3-

April 11, 1975

4. That all other applicable rules and regulations, including "plan approval", be complied with.



ARTHUR W. MARTIN
Chairman

lat:sb

Enclosures

cc Kona Seventh-Day Adventist Church

PERMANENT RECORD

SOUTHWORTH CO. U.S.A.

75% COTTON FIBER CONTENT

PLANNING COMMISSION
County of Hawaii

RECORD OF VOTING

For the Meeting of 4/8, 19 75

Members	Ayes	Noes	Excused (Absent)	Abstain from Vote
ASAI, Scott H.			✓	
DOMINGO, Takashi	✓			
JITCHAKU, Lorraine	✓			
JOHNSON, Daniel J., Jr.			✓	
MARTIN, Arthur W.	✓			
NAGATA, Roy H.			✓	
STERLING, Leon K., Jr.	✓			
WATT, Ed C.	✓			

March 7, 1975

Mr. Benius Meier, Pastor
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, HI 96750

Re: Notice of a Public Hearing
Special Permit Application
Tax Map Key 8-2-13:15

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 Friday, March 21, 1975 in the Sgt. Rodney Yano Memorial Hall, Captain Cook, South 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. Fuji

Raymond Suéfuji
Director

lat/sb

Enclosure

MAR 11 1975

PUBLIC HEARINGS
PLANNING COMMISSION
COUNTY OF HAWAII

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: Sgt. Rodney Yano Memorial Hall, Captain Cook, South Kona,
Hawaii

DATE: Friday, March 21, 1975

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: CARL ADAIR

LOCATION: Approximately one-half mile mauka of the Hawaii
Belt Road, Kaloko Mauka, North Kona.

TMK: 7-3-24:15, 16, 19 - 23

REQUEST: Variance from the minimum lot size and minimum
average width as stipulated in the Agricultural
20-acre (A-20a) zone to allow the creation of an
8-lot subdivision.

2. APPLICANT: KONA SEVENTH-DAY ADVENTIST CHURCH

LOCATION: Diagonally mauka from Greenwell Park, ^{Keala Kekua}~~Captain Cook~~,
South Kona.

TMK: 8-2-13:15

REQUEST: Special permit to establish a school, church, and
related facilities.

3. APPLICANT: RAINALTER DEVELOPMENT COMPANY.

LOCATION: Southwest corner of the new Kamehameha III Road-Alii Drive intersection and adjacent to the Keauhou Golf Course, Keauhou, North Kona.

TMK: 7-8-10:45, 46, 25, portion of 36

REQUEST: Planned Development Permit to allow the submission of plans for a 110-unit condominium for Plan Approval.

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.

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

(Hawaii Tribune-Herald: March 11 and 19, 1975)



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

COUNTY OF
HAWAII

March 10, 1975

Dear Property Owner: (TMK:

Re: Special Permit Application - Kealahakua, South Kona, Hawaii
Tax Map Key 8-2-13:15

You are hereby notified that a request for a special permit to establish a school, church, and related facilities has been submitted by the owner, Kona Seventh-day Adventist Church.

The property is located diagonally mauka from Greenwell Park at Kealahakua, South Kona, Hawaii.

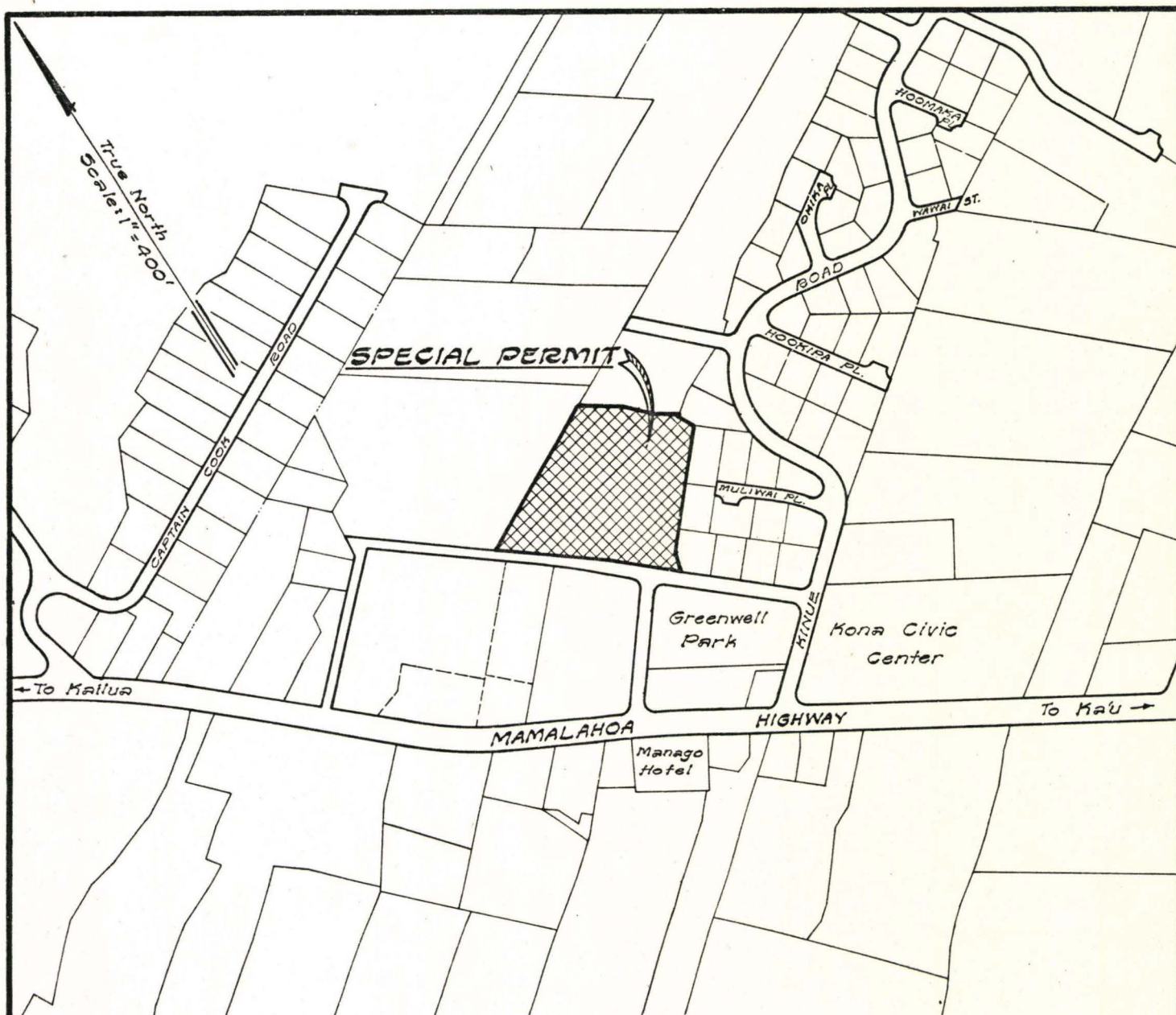
A public hearing on the subject among others will be held beginning at 7:00 p.m. on Friday, March 21, 1975 in the Meeting Room of the Sgt. Rodney Yano Memorial Hall, Captain Cook, South Kona, Hawaii.

You are invited to comment on the application at the hearing or submit written comments prior to the hearing.

Raymond Suefuji
Raymond Suefuji
Director

lat

Enclosure



REQUEST FOR A SPECIAL PERMIT

TO USE LAND ZONED AGRICULTURAL (A-1a) FOR A CHURCH AND A SCHOOL AT KEALAKEKUA, SOUTH KONA, HAWAII.

Requested By: Kona Seventh Day Adventist Church

Area: 3.3736 Acres

Prepared By: Planning Department
County of Hawaii

Honolulu
SPECIAL PERMIT

Adventist Church

Tax Map Key.	Owner	Address
8-2-13: 2 4 12 8-2-14 127	MIDKIFF GREENWELL	AMERICAN TRUST CO. of Haw Inc TR 841 BISHOP ST. STE. 1203 Hon. HI 96813
: 3	GREENWELL AMY B H TRUST	AMERICAN TRUST CO. of HAW 841 BISHOP ST. STE. 1203 HON. HI 96813
: 5 #	COUNTY of HAWAII KEALAKEKUA PARK	County of HAWAII
8-2-14	DROPPED	PART of 8-2-13: 3
: 14	MIDKIFF GREENWELL	AMERICAN TRUST CO of HAW INC. 841 BISHOP ST. STE 1203 HON HI 96813
: 16	BERDON GEORGE E/L	BERDON GEORGE E/L P.O. BOX 451 CAPT. COOK HI 96704
: 23	URBAN DANIEL /F	URBAN DANIEL /F P.O. BOX 19 CAPT. COOK HI 96704
: 24	HENRIQUES GREGORY /F	HENRIQUES GREGORY /F PO BOX 342 Capt Cook HI 96704
: 28	HICKS CONSTRUCTION CO GASPAR MITCHELL/JOANNA	HICKS CONSTRUCTION CO 2885 LALENA ST HON HI 96819
8-2-14: 36	BAN ROBERT K/B	BAN ROBERT K/B P.O. BOX 344 CAPT. COOK HI 96704
: 37	MIDKIFF GREENWELL	AMERICAN TRUST CO of HAW INC. 841 BISHOP ST. STE 1203 HON HI 96813

ME RANDOM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

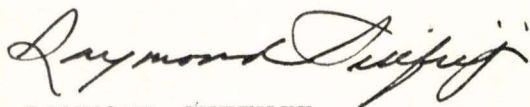
To: DPW, DWS, Highways, Health, P&R, DOE,
Police, Fire, Soil Conserv, Dept. of Ag.,
HELCO, Tax Office

Date: February 20, 1975

From: Planning Director

Subject: Special Permit (Meier)
TMK: 8-2-13:15

Attached is an application for a special permit to use land zoned for A-1a for a church and a school. Please review it and give us your comments within two weeks. Thank you.



RAYMOND SUEFUJI
Director

rfd
Enclosure

February 19, 1975

Mr. Benius Meier
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, Hawaii 96750

Re: Special Permit
TMK: 8-2-13:15

This will acknowledge receipt on February 12 of your completed special permit application.

The County Planning Commission is required to conduct a public hearing on the request within a period of not less than thirty (30) nor more than one-hundred twenty (120) days from the date of receipt of the application. The Commission then acts on the application not earlier than fifteen (15) days from the date of public hearing but within a reasonable time thereafter.

Notice of the time and place of the public hearing will be forwarded to you as soon as the application is scheduled for Commission action.

Should there be any questions, please contact Ilima McGill or Royden Yamasato of this Department, at 961-8288.



RAYMOND SUEFUJI
Director

rfd

FEB 20 1975

RECOMMENDATION: KONA SEVENTH-DAY ADVENTIST CHURCH

It is recommended that the subject special permit request to allow the establishment of a church, school, and allied facilities within the State Land Use Agricultural district be given a favorable recommendation, based on the following considerations:

1. That approval of the subject request would not adversely affect surrounding property. Uses in the immediate vicinity of the subject area include Greenwell Park, Yano Memorial Center, the Kona Civic Center, and single-family residences. Directly makai of the subject property, lands are classified urban by the State Land Use Commission. The facilities proposed by the applicant would be similar in character to those which are in close proximity to the subject area. Further, the facilities are essentially community oriented. In addition, they would not be severely encroaching into agricultural lands inasmuch as the subject property is contiguous to an existing urban district. Although the subject property is presently planted in coffee, conversion of the area to the proposed uses will not substantially alter or affect the district's overall agriculture.
2. That the proposed use is consistent with the County

General Plan. Approval of the school facilities would aid in the General Plan policy of providing a variety of educational opportunities for the island's population. The proposed school would be in keeping with basic tenets of allowing alternative educational systems than those which now exist. Further, schools and churches are permitted within the County's Agriculture zone. In addition, the area is designated for medium density urban uses under the County General Plan. The proposed facilities meet the intent of this designation.

3. That the proposed use would not unreasonably burden public facilities and services. The subject area is in close proximity to or is being served by essential utilities, such as electricity and water. Protective services already exist in the area and the Kona Civic Center is one block away. The provision of educational and recreational facilities for members of the church congregation and other community members should alleviate some of the burden on existing public facilities.

It is further recommended that approval of the request be subject to the following conditions:

1. That construction of the first increment, consisting of the school and the community services center, commence within two (2) years from the date of approval of the special permit. Construction of the second increment, consisting of the church, shall commence within four (4) years from the date of approval of the special permit.
2. That the applicant shall be responsible for extending the 8-inch water line to the subject property.
3. That the applicant secure an easement from Kealakekua Ranch, Ltd., for access to the subject property off of Kinue Road. The applicant shall also extend the pavement of the Kealakekua Ranch road to his property. The width of the new pavement shall be 16 feet.
4. That all other applicable rules and regulations, including "plan approval", be complied with.

RECEIVED

APR 24 1975

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

April 8, 1975

The Planning Commission met in special session at 3:32 p.m., in the County Councilroom, County Building, with Chairman Arthur W. Martin presiding.

PRESENT: Arthur W. Martin
Takashi Domingo
Lorraine Jitchaku
Leon K. Sterling, Jr.
Ed C. Watt

ABSENT: Scott H. Asai
Daniel J. Johnson, Jr.
Roy H. Nagata
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Sidney M. Fuke
Norman K. Hayashi
Ilima P. McGill

David Murakami, Public Works

and approximately 10 people in attendance at 3:30 p.m. and 25 people at 7:00 p.m.

AGENDA & MINUTES

Agenda was accepted as circulated with the addendum which was distributed today.

Minutes of March 6, 1975 and March 21, 1975 were received today; deferred.

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.

Staff reported that the EIS has just been transmitted to the Office of Environmental Quality Control; recommend deferral.

Mrs. Jitchaku so moved; seconded by Mr. Domingo; carried.

LAND USE COMMISSION
SPECIAL PERMIT
KONA SEVENTH-DAY ADVENTIST CH.
KEALAKEKUA, SOUTH KONA

Special permit to allow the establishment of a church, school, and allied facilities on 3.3736 acres of land. The property is located diagonally mauka from Greenwell Park in Kealahakua, South Kona, TMK: 8-2-13:15.

Staff again presented the background and recommended that the request be given a favorable recommendation based on the attached considerations.

Commissioner Sterling reported that Pastor Meier had called him and had mentioned that he would be agreeable to any conditions that may be imposed. Since there was no adverse testimony received at the public hearing, he moved for a favorable recommendation as outlined by the staff; seconded by Mrs. Jitchaku; carried unanimously.

PLANNING COMMISSION

Planning Department
County of Hawaii

March 21, 1975

RECEIVED

APR 16 1975

State of Hawaii
LAND USE COMMISSION

PRELIMINARY
TO HEARING

Reverend Van Meier, representing the Kona
Seventh Day Adventist Church in its appli-
cation for a special permit to establish

a school, church, and related facilities, requested that his public hear-
ing be heard earlier in the day because of religious constraints.

CHAIRMAN: What does the Corporation Counsel have to say to this?

YAMADA: It would be unfair to those attending tonight, so perhaps we should
set for a later date so those who want to testify may do so.

FUKE: In fairness to the applicant, though, we would like to comply; other-
wise, he will have to wait for one full month.

STERLING: Neither Pastor Meier nor his people can testify after six p.m.

JOHNSON: If question is raised by public tonight which would normally
be answered by applicant or if Commissioners are dissatisfied with any
of the answers, may we postpone until a later meeting?

FUKE: Does it meet legal requirements?

YAMADA: It does.

JOHNSON: I move to open the public hearing for application no. 2 and
recess until tonight.

ASAI: Second the motion.

A regularly advertised public hearing on the application of the Kona Seventh
Day Adventist Church was called to order at 5:05 p.m. at the Sergeant Yano
Memorial Hall, Captain Cook, Kona, by Chairman Arthur W. Martin.

PRESENT: Arthur W. Martin
Scott H. Asai
Lorraine Jitchaku
Daniel J. Johnson, Jr.
Roy H. Nagata
Leon K. Sterling, Jr.
Ed C. Watt
Sidney M. Fuke
Ilima P. McGill
Royden Yamasato

ABSENT: Akira Fujimoto, Ex-Officio
Edward Harada, Ex-Officio
Takashi Domingo

Katsuya Yamada, Deputy Corporation Counsel
David Murakami, Public Works

and about 10 people in attendance at 5:00 p.m. and about 20 at
8:00 p.m.

CHAIRMAN: We will now hold a public hearing on Item No. 2, on the application of the Kona Seventh Day Adventist Church for a special permit to establish a school, church, and related facilities on 3.3736 acres of land. The property is located diagonally mauka from Greenwell Park in Kealahakua, South Kona, TMK: 8-2-13:15. We will hear the background on this application from staff.

YAMASATO: Mr. Chairman and Commissioners. (Presented background information on file) All other cooperating agencies had no comments on or objections to the subject request. Also, we received two letters both dated March 20, 1975 from Mr. Sherwood Greenwell, representing Kealahakua Ranch and as trustee of the estate of Miss Amy Greenwell. (Read letters)

CHAIRMAN: Any questions?

JOHNSON: Is the access road County owned?

YAMASATO: Yes, but only this part (pointing to map) is County owned. Back of this is owned by the Kealahakua Ranch.

JOHNSON: This is County owned, we are talking about; it's not paved. Paved part is owned by Kealahakua Ranch.

YAMASATO: Yes sir, that's right.

MEIER: Mr. Greenwell stated that parking is going 50 feet in that direction. As soon as present tenants in the neighboring land vacate. County said to hold paved road around 50 feet from present road to the present highway.

CHAIRMAN: Any other questions?

JOHNSON: What would your plans be as far as construction and so forth? Build a temple?

MEIER: Yes. The thing is that it's partially the problem of funding. We plan to sell the present property for the new church complex growth. School will probably come first, unless there's a gift of labor from the community. The main office on the mainland may come to help us with funding, if the Board comes to us in answer to our request to the Diocese. The school should be up this summer or by Christmas. We have plans we are working on toward getting this up as soon as possible. School is definitely first and then the church. We'll reserve funds from our present property.

JOHNSON: You'll have elementary grades only?

MEIER: Yes, from one to eighth grade. And a community service center. This would be a place the community may use. Helping mankind is part of the project so we plan to have a little room where we can store clothes. And a five-day plan to stop smoking, and so forth.

WATT: I want to ask a little more about the school. What is your need for elementary grades?

MEIER: That's interesting thing. We started our school system in the 1870's. The things taught in the public school systems are not according to the Biblical teaching. We definitely do not believe in evolution and

public schools are permeated with this. We have two classrooms planned of 24 students each, but sometimes it can go as high as 32 students. They will be taught our philosophy of living. That includes mathematics, reading, arithmetic, and the whole thing is geared to our religious philosophy. That's why we have our own schools. Here in Hawaii it is 50% but on the mainland it's 75% ...

WATT: What is not tied in with that philosophy?

MEIER: We believe in good discipline and we have not three but four R's: reading, 'riting, 'rithmetic, and also religion.

STERLING: They share their church on holding Sunday services. They have been very helpful to the community as such. I know that when Amy Greenwell gave this land, she also gave Bishop Museum some land for a botanical garden.

ASAI: Where's the nearest house?

MEIER: There's a row of houses right in this area here. Maybe four, three or four adjacent to the property.

CHAIRMAN: Any other questions? If not, thank you very much, Pastor Meier, for your time and attention.

STERLING: I move to continue this hearing later.

CHAIRMAN: We will continue the public hearing at seven o'clock tonight.

RECESS

Chairman Martin called for a recess at 5:20 p.m. until the scheduled hearing at 7:00 p.m.

* * * * *

RECONVENED PUBLIC
HEARING

Public hearing on the application for a special permit from the Kona Seventh Day Adventist Church was reconvened at 8:00 p.m.

CHAIRMAN: This public hearing was opened this afternoon because applicant wasn't going to be able to be here tonight and we wanted to give him an opportunity to present his case. Then, we postponed until now. May we hear from the staff?

YAMASATO: (Gave background information on file) All other cooperating agencies had no comments to offer. We also have two letters from Sherwood Greenwell (read letters).

CHAIRMAN: Chair will now open up for testimony to anyone wishing to oppose or speak for this case.

STERLING: As it was brought out this afternoon, I would like to add that besides that development, Miss Greenwell gave land for a Hawaiian botanical garden, so that we will have a picture of the whole complex.

CHAIRMAN: Thank you. Are there any other questions? If not, Chair will entertain a motion to close the public hearing.

NAGATA: I so move.

WATT: Second.

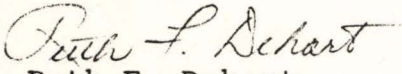
CHAIRMAN: All those in favor, say aye.

ALL: Aye.

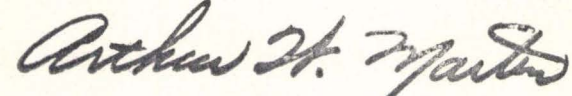
CHAIRMAN: Opposed? None. Motion carries. The Commission will not be able to vote on this application for fifteen days.

The public hearing was adjourned at 8:07 p.m.

Respectfully submitted,


Ruth F. Dehart
Secretary Pro Tem

A T T E S T:


Arthur W. Martin, Chairman
Planning Commission

SPECIAL PERMIT: KONA SEVENTH-DAY ADVENTIST CHURCH

An application has been submitted by the Kona Seventh-Day Adventist Church for a special permit to allow the establishment of a church, school and allied facilities. The area under consideration is located diagonally mauka from Greenwell Park and the Sargeant Yano Memorial Center in Kealahakua, South Kona (TMK: 8-2-13:15).

The subject property consists of 3.37⁺ acres of land and is within the State Land Use Agricultural District. Immediately makai of and adjacent to the property is a State Land Use Urban District. The General Plan Land Use Pattern Allocation Guide Map designates the subject area for medium density urban uses. County zoning of the area under consideration is Agricultural one-acre (A-1a). The requested uses are permitted within this zone with the stipulation that there be a minimum land area of one acre.

Specifically, the applicant is requesting the following uses:

1. A Seventh-Day Adventist school and allied facilities;
2. A Seventh-Day Adventist church and allied facilities;
3. A Seventh-Day Adventist community services center;
4. A parsonage-caretaker house;
5. A gymnasium; and
6. A picnic shelter.

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

[Read Petitioner's Reasons]

He has further stated the following:

"The school will be built to house 90 to 120 students depending upon design. The enrollment for several years will not exceed 60 students. The additional facilities will be used for library, assembly room and the like. Development in 2 years.

"The church is to seat 150 persons with 4-6 classrooms for Sabbath School. Development in 4 years.

"The community services center is to serve the community in the area of disaster relief, welfare, and education, such as 5 day plans to stop smoking, cooking classes, etc. Occupancy 5-25 people. Development in 2 years.

"Parking: 50 parking spaces are shown, more can be added if needed.

"Playground to be developed with school."

The gymnasium and parsonage and caretaker cottage would be developed as needed in the future. The applicant has no present plans for these facilities.

The subject property is presently planted in coffee. Surrounding land uses include the Kona Civic Center site, Greenwell

Park and Yano Hall, coffee, and single-family residences.

Rainfall in the area is less than 75 inches annually.

Soils are of the Kona extremely rocky muck series. These are well-drained, thin organic soils over pahoe-hoe lava bedrock. Slope ranges between 6 and 20 per cent. Permeability is rapid in the soil and water flows rapidly through the lava cracks. Runoff is medium and the erosion hazard is slight. The capability class of this series is 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.

Access to the subject property off of the Belt Highway is via a 40-foot right-of-way which is unpaved. The Department of Public Works commented that they did prepare road plans to improve this access but held off on the implementation of the project as the Department of Parks and Recreation was in the process of obtaining the parcel immediately makai of the Kona Seventh-Day Adventist property. There is also an access to the property above Greenwell Park. This roadway is owned by Kealakekua Ranch and has a 16-foot pavement up to the subject property.

The Department of Water Supply has commented that "Water for this special permit request is available from our 8-inch line along Mamalahoa Highway. The developer must extend this 8-inch line to his proposed development to provide fire protection."

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

The following letters ^{were} received by the Planning Dept.
(Sherwood Greenwell's)

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

April 1, 1975

RECEIVED
APR 3 1975

State of Hawaii
LAND USE COMMISSION

Mr. Benius Meier, Pastor
Kona Seventh-day Adventist Church
P. O. Box 817
Kealahou, HI 96750

Re: Special Permit Application
Tax Map Key 8-2-13:15

This is to inform you that your application will be discussed on Tuesday, April 8, 1975 by the Planning Commission. The meeting will be held in the County Councilroom, County Building, South Hilo, Hawaii, and is scheduled to begin at 3:30 p.m.

We shall notify you of the Commission's action.

A copy of the agenda is enclosed for your information.

Sidney M. Fuji

Raymond Suefuji
Director

lat

Enclosure

cc ✓ State Land Use Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

March 24, 1975

RECEIVED
APR 2 1975

State of Hawaii
LAND USE COMMISSION

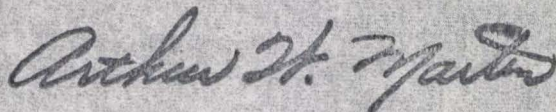
Mr. Benius Meier, Pastor
Kona Seventh-Day Adventist Church
P. O. Box 817
Kealahou, HI 96750

Re: Special Permit Application
Tax Map Key 8-2-13:15

The Planning Commission at its meeting of March 21, 1975, held a duly advertised public hearing on your application for a special permit to allow the establishment of a church, school, and allied facilities on 3.3736 acres of land located diagonally mauka from Greenwell Park in Kealahou, 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

lat:sh

cc ✓ State Land Use Commission

Permanent Record
SOUTH HAVORTH CO.
7530 SECTION CONTENT

SHERWOOD R. H. GREENWELL

P. O. Box 398, CAPTAIN COOK, HAWAII 96704

March 20, 1975

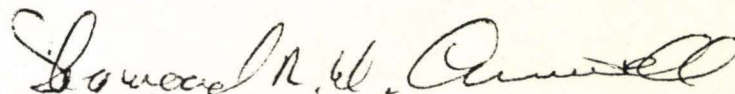
Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

RE: Special Permit Application - Kealahakua,
South Kona, Hawaii, Tax Map Key 8-2-13-15

Dear Mr. Suefuji,

As a trustee of the estate of Amy B. H. Greenwell,
TMK 8-2-13-3, I would like to go on record as
approving the request of the Seventh-day Adventist
Church. The property was given to the Church by
Miss Greenwell for the purposes requested.

Sincerely,



Sherwood R. H. Greenwell

SRHG/nhc

KEALAKEKUA RANCH, LTD.

POST OFFICE BOX 398
CAPTAIN COOK, HAWAII 96704

March 20, 1975

Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

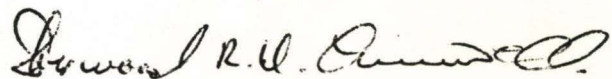
RE: Special Permit Application - Kealakekua, South
Kona, Hawaii, Tax Map Key 8-2-13-15

Dear Mr. Suefuji,

Kealakekua Ranch, Ltd., as notified property owner,
is in favor of the request of the Kona Seventh-day
Adventist Church for a special permit which would
allow them to establish a school, church, and re-
lated facilities on the subject parcel.

Sincerely,

KEALAKEKUA RANCH, LTD.



Sherwood R. H. Greenwell, Vice President

SRHG/nhc

P. O. Box 636

Kaunakakai Hawaii 96750

March 25, 1975

Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Suefuji:

At the directors' board meeting on the 12th of March, the board reviewed several of your department's referrals with following comments:

1. Kazuo Matsuno, ^{MS-T}TMK 7-3-05-30, change of zoning. No severe soil or erosion problem on this 3.2 acres.
2. Rainalter Development Co., TMK 7-8-10-45, 46, 25 and 36, development. Write-up attached (SCS Inventory & Evaluation) - approved as submitted.
3. Seventh-Day Adventist Church, TMK 8-2-13-15, special permit. Write-up attached (SCS Inventory & Evaluation) - approved as submitted.

Sincerely,

H. Peter L'Orange
Chairman

Attachments

INVENTORY & EVALUATION

* { INDIVIDUAL
GROUP
UNIT OF GOVERNMENT

REQUESTED BY Hawaii County Planning Dept. LOCATION Hilo, Hawaii

ASSISTED BY Soil Conservation Service
Kona Soil & Water Conservation District DATE March 12, 1975

SITUATION: Request for special permit, Seventh-Day Adventist Church, TMK
8-2-13-15. The 3.37-acre lot is located in Captain Cook, adjacent to Yano
Hall. Elevation is 1,500 feet; rainfall is 60 inches. The soil is Honuaulu
very stony silty clay loam underlain by Aa lava on 10 to 15 percent slopes.
Soil permeability is rapid. Erosion hazard is slight, with no evidence of
runoff from the watershed above. Limitation for installing buildings and
roads is moderate due to the shrink-swell properties of the soil.

SUGGESTED SOLUTION (S): Needed: (1) maintain a cover on the land, (2) on-site
drainage plan to take care of runoff from buildings, roads, etc., and (3) stable
foundation for construction (to withstand shrink-swell action of clay soil).

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date March 11, 1975

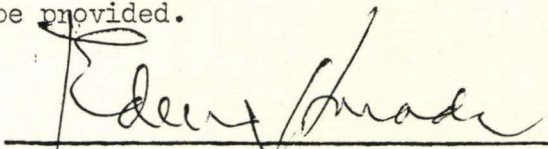
TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit
Applicant: Kona Seventh-day Adventist Church
Location: Capt. Cook, Hawaii 96750
TMK: 8-2-13:15

We have reviewed the subject application and our comments are as follows:

1. We did prepare road plans to improve Road "H", but were instructed by the Department of Parks and Recreation to "hold off" on the implementation of this project because they were in the process of obtaining TMK: 8-2-13:2.
2. The applicant should provide suitable access to parcel 15.
3. Construction plans should be submitted for our approval.
4. Street lights and adequate parking should be provided.


EDWARD HARADA, Chief Engineer

DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Date: March 6, 1975

TO: PLANNING DEPARTMENT

FROM: DEPARTMENT OF PARKS & RECREATION

RE: ☐ CHANGE OF ZONE APPLICATION
☒ SPECIAL PERMIT APPLICATION
☐ USE PERMIT APPLICATION
☐ VARIANCE
☐

FOR: Kona Seventh Day Adventist Church FMK 8-2-13:15

We have no objections to the subject request and are pleased to note that recreational facilities are also planned.

for Mr. K. Nakamura
MILTON T. HAKODA
Director

GM:ai

GEORGE R. ARIYOSHI
GOVERNOR



JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

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

March 5, 1975

MEMORANDUM

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

Subject: Special Permit (Meier)
TMK: 8-2-13:15

The Department of Agriculture has reviewed the subject application and has no objection to this special permit.

Thank you for the opportunity to comment.

John Farias, Jr.
Chairman, Board of Agriculture

JF:k:h

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

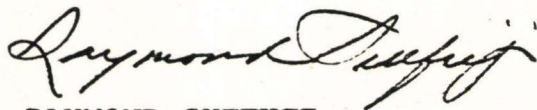
To: Tax Office

Date: February 20, 1975

From: Planning Director

Subject: Special Permit (Meier)
TMK: 8-2-13:15

Attached is an application for a special permit to use land zoned for A-1a for a church and a school. Please review it and give us your comments within two weeks. Thank you.



RAYMOND SUEFUJI
Director

rfd
Enclosure

No comments at the present time.

Francis Ouye 3/4/75

HAWAII ELECTRIC LIGHT COMPANY, INC.

P. O. BOX 1027 HILO, HAWAII-96720



February 26, 1975

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

Attention: Mr. Raymond Suefuji
Director

Subject: Special Permit (Meier)

Gentlemen:

Reference is made to the following application:

Special Permit (MEIER)
TMK: 8-2-13:15

No comments.

Very truly yours,

Jitsuo Niwao, Manager
Engineering Department

JN:bd

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



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

February 25, 1975

IN REPLY REFER
TO LETTER NO.

HWY-H
75-2.230

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
Kona Seventh-day Adventist Church
TMK 8-2-13:15

We have no comments or objections on the proposed action for
the subject application.

CHAS L. SCHUSTER

MEMORANDUM:

PLANNING DEPARTMENT

—

County of Hawaii,

Hilo, Hawaii 96720

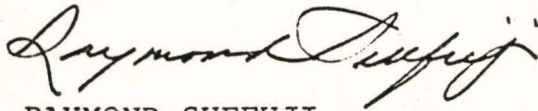
To: Health

Date: February 20, 1975

From: Planning Director

Subject: Special Permit (Meier)
TMK: 8-2-13:15

Attached is an application for a special permit to use land zoned for A-1a for a church and a school. Please review it and give us your comments within two weeks. Thank you.

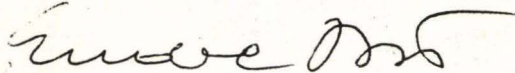


RAYMOND SUEFUJI
Director

rfd
Enclosure

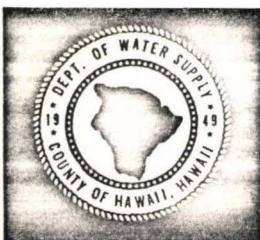
February 21, 1975
Department of Health, Hilo

We recommend approval of the above request for a special permit.



ENDRE TOTH, P.E.
Environmental Engineer, Hawaii

0-10. 45



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

February 24, 1975

TO: Planning Department
FROM: Department of Water Supply
SUBJECT: SPECIAL PERMIT
KONA SEVENTH DAY ADVENTIST CHURCH
TMK: 8-2-13:15

Water for this special permit request is available from our 8-inch line along Mamalahoa Highway. The developer must extend this 8-inch line to his proposed development to provide fire protection.

E. A. Fujimoto

Akira Fujimoto
Manager

WHS

cc: Kona Seventh Day Adventist Church

... Water brings progress...

HAWAII DISTRICT
Department of Education

Date: Feb. 21, 1975

To: Hawaii County
Department of Planning

From: Hawaii District
Department of Education

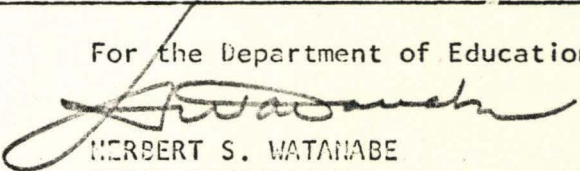
Subject: Special Permit TMK: 8-2-13:15

Kona Seventh-day Adventist Church

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 COUNTY FIRE DEPARTMENT

TO: MR RAYMOND SUEFUJI

DATE: FEB. 21, 1975

FROM: INSPECTOR KOHASHI

SUBJECT: SPECIAL PERMIT (MEIER) TMK

8-2-13:15

FIRE STATION WITHIN TWO BLOCKS FROM
PROPERTY. FIRE HYDRANTS ARE
PROVIDED.

Terrence W. Kohashi
FIRE INSPECTOR



COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



OUR REFERENCE

YOUR REFERENCE

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

February 21, 1975

TO : RAYMOND H. SUEFUJI, PLANNING DIRECTOR
FROM : MARTIN K. L. KAAUA, INSPECTOR, ADMINISTRATIVE DIVISION
SUBJECT: SPECIAL PERMIT APPLICATION
KONA SEVENTH DAY ADVENTIST CHURCH
TMK: 8-2-13:15

The application submitted for a special permit to use certain property located at Captain Cook, Hawaii, has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested change.

MARTIN K. L. KAAUA
INSPECTOR

MKLK/k

Kona Seventh-Day Adventist Church

Benius Meier
~~GEORGE W. MEIER~~, PASTOR

P. O. Box 817 -:- Kcalakekua, Hawaii 96750

January 29, 1975

Mr. Raymond Suefuji, Director
Planning Department, County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr Suefuji:

Herewith we are enclosing the request for a special permit to use Land
deeded to us For a Church and a school. It is A1A zoned. If you need other
information concerning the land or its use please fiil free to call me
at the above number.

Thank you for your help in this matter.

Sincerely,

Benius Meier

Benius Meier

1
Mem

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED

APR 16 1975

State of Hawaii
LAND USE COMMISSION

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

(X) (We) hereby request approval for a Special Permit to use certain property located at Captain Cook, Hawaii 96750 in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

- | | |
|---|---|
| A. S.D.A. School and Allied Facilities (Within 2 years) | D. Parsonage-Caretaker's house (future) |
| B. S.D.A. Church and allied Facilities (Within 4 years) | E. Gymnasium (Future) |
| C. S. D. A. Community Services Center (Within 2 Years) | F. Picnic Shelter (Future) |
- Description of Property: (Parking and playground to be completed as facilities are developed)

It is located on Tax map 8 2 13 15 41.

Petitioner's interest in subject property:

Fee simple land belonging to the Kona S.D.A. church and holding body Hawaiian association of Seventh-day Adventist.

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. (See Attached Sheet)

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.

Kona Seventh-day Adventist Church
Signature Bennis K. New Pasth
Address P. O. Box 817, Kealahou, Hawaii 96750
Telephone Church 322-2522 Office 323-3442

This space for official use

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

REMARKS:

RECEIVED

75 JAN 31 PM 1 53

PLANNING DEPT.
COUNTY OF HAWAII
FILE NO

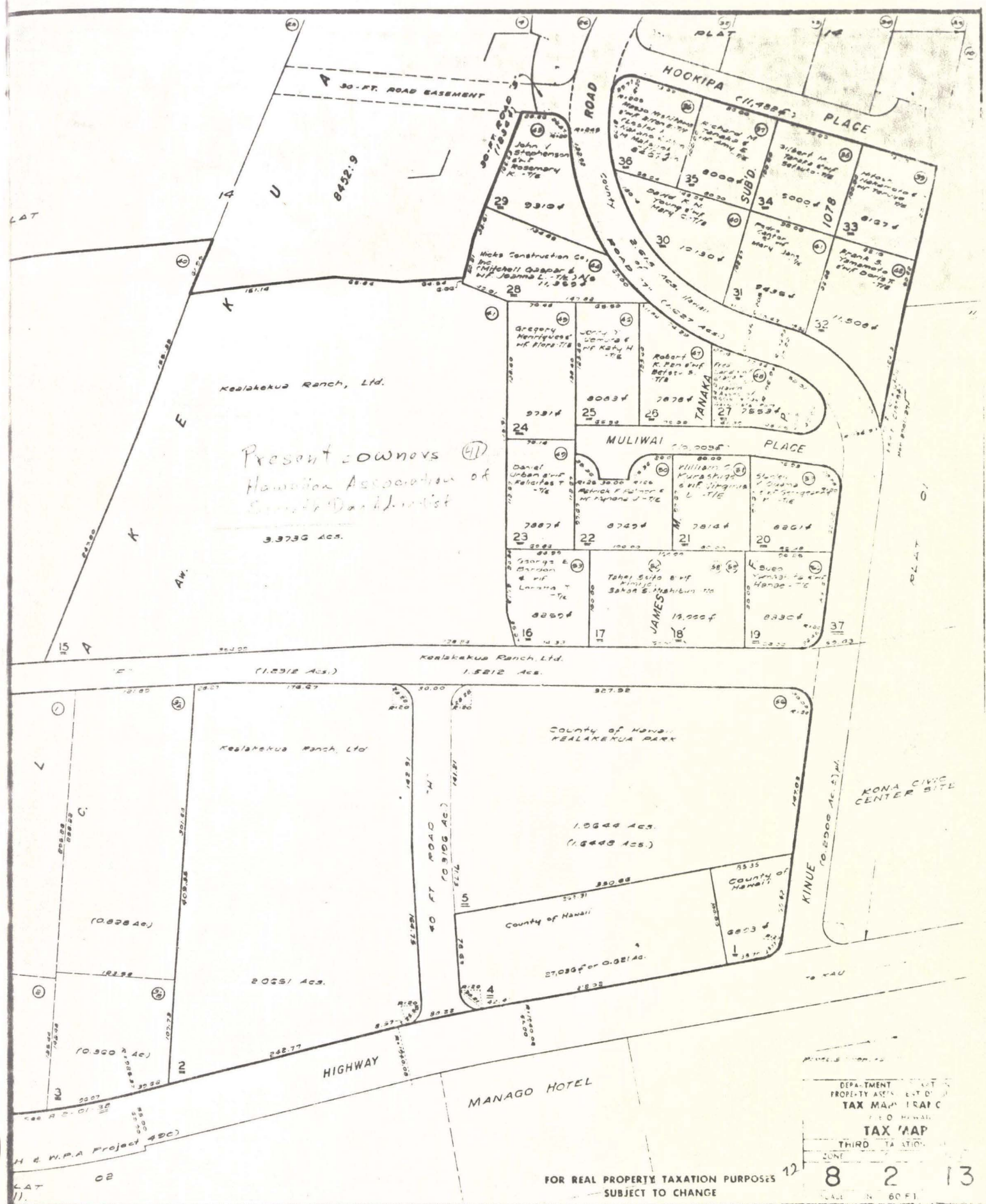
ROUTE SLIP - DATE:

- | | |
|--|---|
| ☐ DIRECTOR | |
| ☐ DEPUTY | |
| ☐ PVT. SECRETARY | |
| ☐ LONG-RANGE DIVISION | |
| ☐ PLANNER | |
| ☐ SHORT-RANGE DIVISION | |
| ☐ PLANNER | |
| ☐ DRAFTING SECTION | |
| ☐ DRAFTSMAN | |
| ☐ GENERAL ADMINISTRATION | |
| ☐ SECRETARY TO COMMISSION | |
| ☐ FILE | ☐ REVIEW & COMMENT |
| ☐ SEE ME | ☐ APPROPRIATE ACTION |
| ☐ CIRCULATE | ☐ INVESTIGATE & REPORT |
| ☐ DRAFT REPLY | ☐ RECOMMENDATION |

REMARKS:

Petitioner's reasons for requesting Special Permit.

- a.) Section 30, B, 3 a. of the Regulations for agricultural land states that churches and schools are permitted.
- b.) The Surrounding property is going urban. Tanaka subdivision is bounding the property. The Kona civic center is one Block away. Yano center also bounds the property. Therefore, these facilities go along with the present developments and enhance it.
- c.) There is a present street bounding a portion of the property which to our understanding is to be paved by the county in the near future. Water is piped to the houses adjacent to the property. Sewer would probably be a private septic tank. I know of no public system. If it were developed it would be 1 block away. There are no drainages running through the property, and the plans would care for the property itself. The school is part of the project. Police and fire protection are within two blocks.
- d.) This area is being developed into an urban community which is moving out from the Civic Center. Churches and schools should be part of such development. The area Makai of Mahalahoa Highway has just been rezoned for townhouses. Therefore the land use in this area is being changed.
- e.) The land is not unsuited to agriculture, However, the present Coffee trees have all but died out. In addition the use of the land surrounding the property is changing to urban.
- f.) There will of necessity be some leveling of the Land, this will, however, be kept to a minimum. If this permit is granted it will not be a farm so the present use will be changed some what. This is not a speculative venture. The land was given By Amy Greenwell for the express purpose of a church and school to be built in a reasonable time for The Seventh-day Adventist Church.
- g.) Since the surrounding land is being presently developed we feel that the highest use and welfare of the community should include churches and schools of which our proposed plant is one.



DEPARTMENT OF LAND & NATURAL RESOURCES
PROPERTY ASSESSMENT DIVISION
TAX MAP 18A/C
TAX MAP
THIRD TA

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

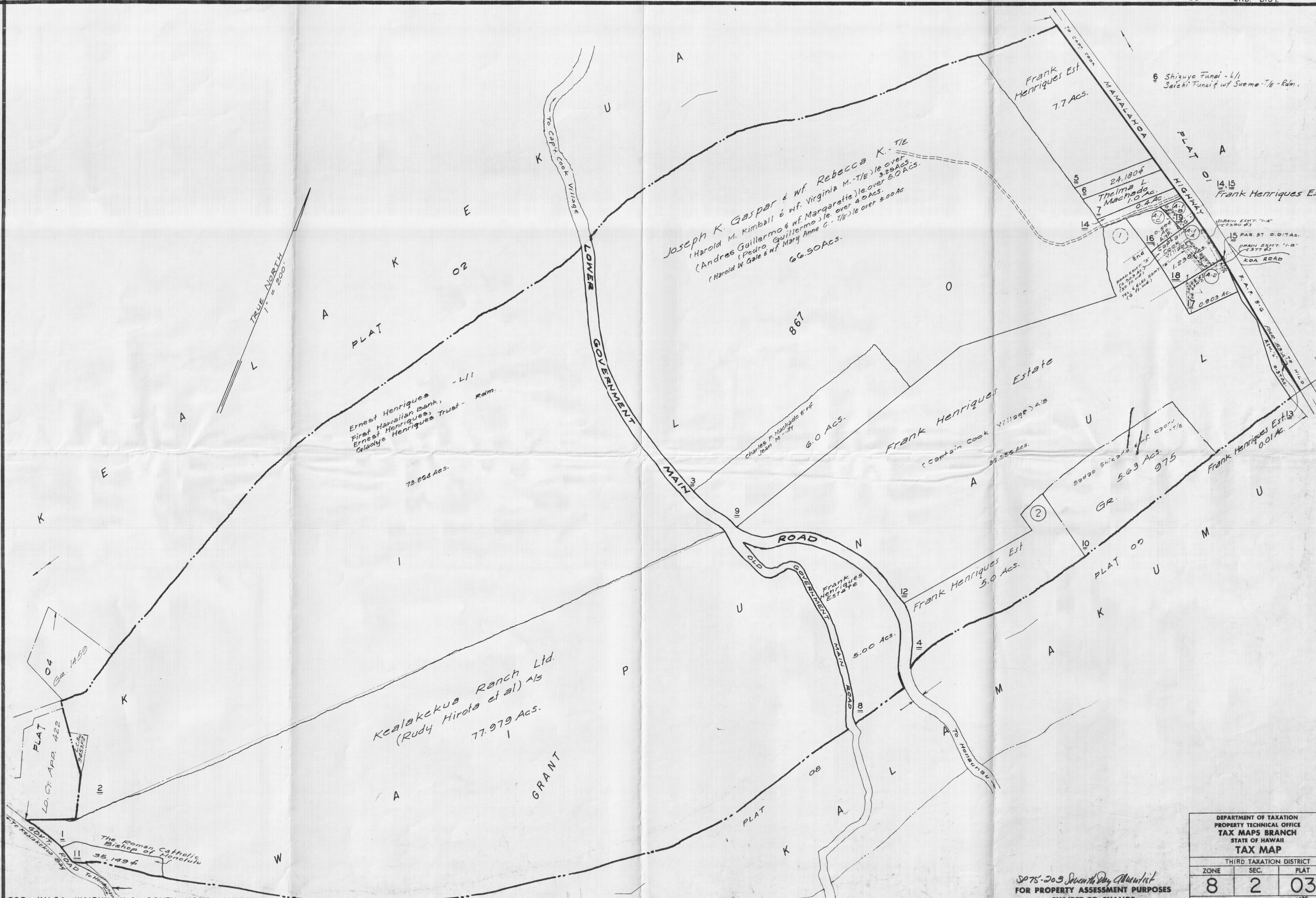
12 8 2 13
SCALE 1" = 60 FT.



SP 75-203

KONA SEVENTH-DAY
ADVENTIST
CHURCH

DWG. NO. 133
DATE: 1975
BY: [Signature]
SOURCES: [Text]
DATE: 1975
BY: [Signature]
SOURCES: [Text]



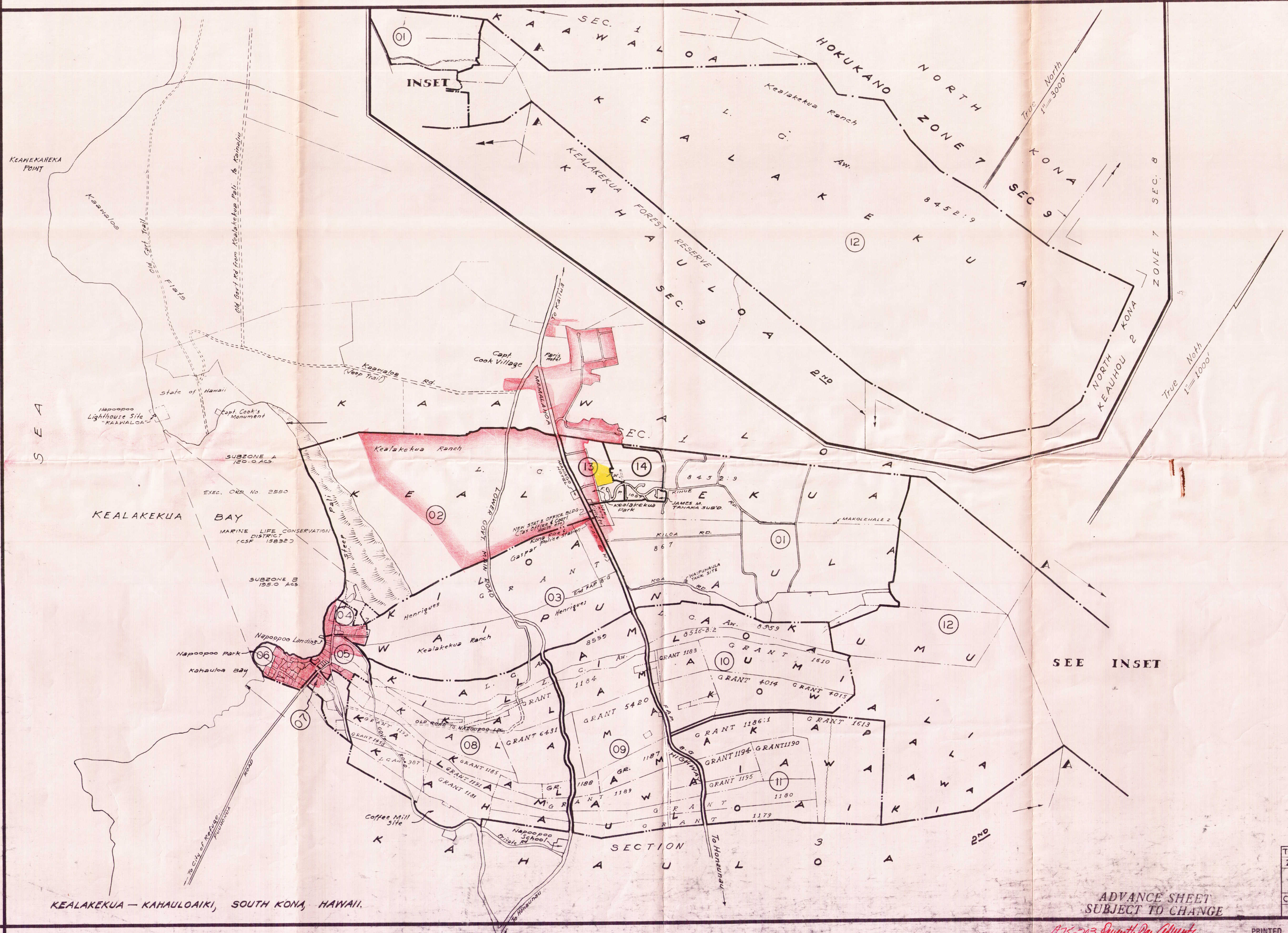
POR. KILOA, WAIPUNĀULA, SOUTH KONA, HAWAII.

SP75-203 Seventh Day Applicant
FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
PROPERTY TECHNICAL OFFICE
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

THIRD TAXATION DISTRICT		
ZONE	SEC.	PLAT
8	2	03

SCALE: 1 IN. = 200 FT. APR 17 1975



Dwg No. 2786
Source : Taxation Maps Bureau
By : J. K. H. & A. L. June 1936

KEALAKEKUA - KAHALOAIKI, SOUTH KONA, HAWAII.

ADVANCE SHEET
SUBJECT TO CHANGE

THIRD DIVISION	
ZONE	SEC.
8	2
CONTAINING PLATS	
SCALE: 1 in. = 1000 ft.	

175-503 Seventh Day Adventists

PRINTED APR 17 1975

SP75-203 KON



SP75-203 KONA SEVENTH-DAY

ADVENTIST

KEAUHOU
BAY

KAINALIU

KEALAKEKUA

CAPTAIN COOK

SITE

KEALAKEKUA
BAY

HONAUNAU