

Action

Nov 13 - Dec 28

December 9, 1975

Mr. James Sadilek
P. O. Box 711
Pahoa, Hawaii 96778

Dear Mr. Sadilek:

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,

AH SUNG LEONG
Acting Executive Officer

Encls.

RECEIVED
NOV 10 1975
HAWAII PLANNING DEPARTMENT
HONOLULU

December 9, 1975

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on December 5, 1975, the Land Use Commission voted to approve a Special Permit to the Spiritual Assembly of the Baha'is of Puna, Inc. (SP75-229) to allow the establishment of a Community Center within the State Land Use Agricultural District, located in the Orchid Land Estates Subdivision, Keaau, Puna, Hawaii, identified as Tax Map Key 1-6-09: 347; subject to the conditions imposed by the Hawaii County Planning Commission.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encls.

cc: Spiritual Assembly of
the Baha'is of Puna
Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Tax.
Property Technical Office, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-229 - SPIRITUAL ASSEMBLY OF DATE December 5, 1975
THE BAHA'IS OF PUNA
PLACE DOE Board Room #404 TIME 1:30 p.m.
Honolulu, Hawaii

NAME	YES	NO	ABSTAIN	ABSENT
SAKAHASHI, STANLEY		✓		
OURA, MITSUO	✓			
YAMAMURA, TANJI	✓			
5 CARRAS, JAMES	✓			
M DUKE, CHARLES	✓			
YANAI, EDWARD	✓			
WHITESELL, CAROL	✓			
-MACHADO, COLETTE				✓
TANGEN, EDDIE	✓			

Comments: I move that we approve the application as recommended by the County of Hawaii, subject to the conditions listed.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

December 5, 1975 - 1:30 p.m.

DOE Board Room #404
Queen Liliuokalani Building
Honolulu, Hawaii

Approved
February 13, 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
 Stanley Sakahashi, Vice Chairman
 James Carras
 Charles Duke
 Mitsuo Oura
 Carol Whitesell
 Tanji Yamamura
 Edward Yanai

COMMISSIONER ABSENT: Colette Machado

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
 Gordan Furutani, Planner
 Michael Marsh, Deputy Attorney General
 Benjamin Matsubara, Consultant
 Dora Horikawa, Clerk Reporter

 Ray Russell, Court Reporter

The meeting was called to order by the Chairman.

Mr. Leong, Acting Executive Officer, requested the Commission's permission to add two items to the agenda for consideration. He elaborated that one item related to the hiring of a consultant to assist the Commission in the administration and implementation of Act 193; and the other concerned the boundary change petitions pending before the Land Use Commission which would fall under the procedures contained in the newly adopted Rules and Regulations.

Commissioner Duke moved to add the two items to the agenda, which was seconded by Commissioner Yamamura and unanimously carried.

Chairman Tangen announced that a question had been raised by some of the people present today on one of the items on the agenda

Nays: Commissioners Yamamura, Sakahashi, Carras, Yanai

Absent: Commissioners Duke, Machado

The second motion also failed to pass.

At this point, Chairman Tangen directed that Commissioner Duke be requested to rejoin the proceedings.

✓ REQUEST BY THE SPIRITUAL ASSEMBLY OF THE BAHAI'S OF PUNA (SP75-229)
TO ESTABLISH A COMMUNITY CENTER AT PUNA, HAWAII

Chairman Tangen called on Mr. Gordan Furutani to present the staff memo (see copy on file).

Commissioner Duke moved to approve the application as recommended by the City and subject to the conditions imposed by the City Planning Commission. It was seconded by Commissioner Carras and carried with the following votes:

Ayes: Commissioners Oura, Yamamura, Carras, Duke, Yanai
Whitesell, Chairman Tangen

Nay: Vice Chairman Sakahashi

Absent: Commissioner Machado

REQUEST BY MAUNA ZIONA CHURCH (SP75-230) TO ESTABLISH RESTROOM
FACILITIES FOR AN EXISTING CHURCH AT N. KONA, HAWAII

The staff memo was presented by Mr. Leong.

Upon Commissioner Oura's motion, seconded by Commissioner Yamamura, the Special Permit was unanimously approved, subject to the conditions imposed by the Hawaii Planning Commission.

MISCELLANEOUS

EXTENSION OF TIME REQUEST BY VALLEY ISLE THEATERS, INC. ON CONDITION
IMPOSED ON SP74-190

Mr. Leong read the staff memo relative to the extension request by Valley Isle Theaters, Inc. (see copy on file).

Commissioner Yamamura moved to approve the extension request, subject to the conditions imposed by the Maui Planning Commission. It was seconded by Vice Chairman Sakahashi and unanimously passed.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

December 5, 1975
1:30 p.m.

FROM: Staff

SUBJECT: SP75-229 - The Local Spiritual Assembly of the Baha'is
of Puna, Inc.

A Special Permit to allow the establishment of a Community Center on a one-acre parcel of land within the State Land Use Agricultural District at Keaau, Puna, Hawaii has been requested by the Local Spiritual Assembly of the Baha'is of Puna, Inc. The subject property is situated within the Orchid Land Estates Subdivision and is identified as Tax Map Key 1-6-09:347.

The applicant proposes to construct a 1,050 sq. ft., one-story, multi-purpose building that will include meeting rooms, a kitchen and restrooms.

In support of the request, the applicant states that:

"The Baha'is of Puna have no meeting place and wish to build a one-story simple structure of one large meeting room, one small meeting room, kitchen, and two restrooms. Owners will provide own utilities of catchment water and cesspool."

"The Local Spiritual Assembly of Puna humbly requests the Commission to grant a Special Permit to construct a Bahai Center on our property in Orchid Land, District of Puna. In accordance with the guidelines:

- a) Use of the land shall not be contrary to the objectives sought by the Land Use Law and Regulations
- b) Intended use of the building and property will complement the surrounding neighborhood
- c) The Bahai faith stresses cooperation with all units of government and will not burden them unnecessarily
- d) No unusual condition

- e) We feel that the Center will blend in with the surrounding residential uses
- f) Building, play area and parking lot will not alter or change the essential character of the land and its present use
- g) The Bahai principles of good citizenship, equality of all men, high moral teachings and concern for our fellow men will tend to enhance the use of the land for the highest public good."

The subject property is vacant and the surrounding land uses include scattered single-family dwelling and vacant lands. The Soil Conservation Service rates the land capability unit for the subject property as subclass VIII. This class of soil has severe limitations that preclude its use for agricultural purposes. The dominant soil type is Pahoe-hoe lava. The slope of the land is relatively level and the annual rainfall ranges from 90 to over 140 inches per year.

Access to the subject parcel is through the Orchid Land Estates Subdivision roads which are privately owned. The property fronts 34th Avenue which has a forty feet right-of-way. The improved portion of this road is eight feet of packed cinder. Aulii Drive which provides access from Pahoa Road has 10 feet of improved road-way and a 50 feet right-of-way. Presently, there are no utilities available to the subject property.

The following comments regarding this Special Permit request were received by the Planning Commission staff:

1. State Department of Transportation:

"We have no objections on the proposed action but have the following comments: 1. Landscaping should be provided for noise abatement; 2. Water should be evaluated."

2. Department of Water Supply:

"...there is no public water system near the applicant parcel."

3. Hilo Police Department:

"The only problem I can foresee would be parking. At the present time there is hardly any traffic but when more people build and move into the area, we will have

a traffic problem. The roadway at the present time is narrow and not paved. If the people put in ample parking area in their property, this will help. The only problem I can foresee in the distant future is parking. Other than parking, I see no problem if the people comply with the Land Use Laws and Regulation."

4. Department of Agriculture:

"There is no apparent agriculture impact."

5. County Fire Department:

"No fire protection and no water available other than tanks. Nearest fire station located at Pahoa. This station is in service only during the day."

Other cooperating agencies had no comments or objections. In addition to agency comments, the Planning Commission staff received a letter from Mrs. M. Bailey Jacobs dated October 9, 1975, which states that: "Because I feel the Spiritual Assembly Center plan is probably in the nature of a church, on which no property taxes will be assessed (which I believe is the case in Hawaii), this could mean higher taxes for the other land holders in Orchid Land Estates. Therefore I am not in favor of this request to construct such a center." Mrs. Jacobs is a landowner in the Orchid Land Estates Subdivision but does not reside there.

The Hawaii Planning Commission held a duly advertised public hearing on the subject request on October 16, 1975. On November 6, 1975, the Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission as it was found:

- "1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The purpose of the Land Use Law and Regulations is to protect, preserve, and encourage the development of lands in the State for the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as Agricultural by the State Land Use Commission. The Agricultural District includes lands surrounded by or contiguous to agricultural lands but which are not suited to agricultural and ancillary uses by reason of topography, soils, and other related characteristics. The subject property's dominant soil type is pahoehoe lava, which is in the Soil Conservation Service's Capability Class VIII.

Class VIII soils have severe limitations that preclude their use for commercial plants. This class is the lowest in the Soil Conservation Service's ranking system for agricultural productivity. Although it is possible that some agricultural activities can be conducted on the subject property, it is determined that approval of the subject request would not be contrary to the objectives of the Land Use Law and Regulations, given the capability class rating of the subject property for agricultural productivity and the above-cited criterion for determining the Agricultural District.

Further, the use of the subject property for nonagricultural purposes is not expected to have any adverse effect on the overall agricultural potential of the region or of the island. In addition, institutions of a religious nature are allowed as "conditionally permitted uses" within the agricultural zone under the County Zoning Code.

- "2. That although the proposed use will alter the essential character of the land, such change will make the highest and best use of the land involved for the public welfare. At the present time, the subject property is vacant and is not used for agriculture. The proposed use will undeniably alter the existing character of the property; however, it is determined that the provision of a meeting hall/community center on the subject land would be beneficial and well-suited to accommodate the welfare of the public; in this particular case, the members of this faith. There exists no facility serving this faith available to the residents of the Puna District. Therefore, the establishment of the proposed use would meet the needs of the residents of the area.
- "3. That the proposed use will not adversely affect surrounding property. Surrounding land uses include scattered single-family residential and vacant lands. The area is rural-residential in character. County zoning of the area is Agricultural 3-acre (A-3a). Lots in the subdivision range in area from one to three acres, with the smaller lots being closer to the Keaau-Pahoa Highway. Due to the overall character of the area and the physical attributes of land, it is acknowledged that the smaller lots are and will be basically used as houselots. The establishment of the proposed use is determined to be compatible with the area and not in conflict with the surrounding uses.

The favorable recommendation was subject to the following conditions:

- "1. That the applicant, The Local Spiritual Assembly of the Baha'is of Puna, Inc., commence construction of the community center within one (1) year from the date of approval of the Special Permit and that the structure be completed within two (2) years thereafter;
- "2. That the applicant improve 34th Avenue from Aulii Drive to the northwest boundary line of the subject property, a distance of approximately 600 feet, with a minimum 16-foot wide oil-treated surface, subject to the approval of the Planning Director and of the Chief Engineer, Department of Public Works;
- "3. That a landscape buffer be established along the side and rear property lines for the purpose of screening the proposed use from surrounding properties. This buffer shall be incorporated into plans submitted for Plan Approval and shall be approved by the Planning Director;
- "4. That all other applicable rules and regulations be complied with, including the Plan Approval process."

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

December 5, 1975
1:30 p.m.

FROM: Staff

SUBJECT: SP75-229 - The Local Spiritual Assembly of the Baha'is
of Puna, Inc.

A Special Permit to allow the establishment of a Community Center on a one-acre parcel of land within the State Land Use Agricultural District at Keaau, Puna, Hawaii has been requested by the Local Spiritual Assembly of the Baha'is of Puna, Inc. The subject property is situated within the Orchid Land Estates Subdivision and is identified as Tax Map Key 1-6-09:347.

The applicant proposes to construct a 1,050 sq. ft., one-story, multi-purpose building that will include meeting rooms, a kitchen and restrooms.

In support of the request, the applicant states that:

"The Baha'is of Puna have no meeting place and wish to build a one-story simple structure of one large meeting room, one small meeting room, kitchen, and two restrooms. Owners will provide own utilities of catchment water and cesspool."

"The Local Spiritual Assembly of Puna humbly requests the Commission to grant a Special Permit to construct a Bahai Center on our property in Orchid Land, District of Puna. In accordance with the guidelines:

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- e) We feel that the Center will blend in with the surrounding residential uses
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Access to the subject parcel is through the Orchid Land Estates Subdivision roads which are privately owned. The property fronts 34th Avenue which has a forty feet right-of-way. The improved portion of this road is eight feet of packed cinder. Aulii Drive which provides access from Pahoa Road has 10 feet of improved road-way and a 50 feet right-of-way. Presently, there are no utilities available to the subject property.

The following comments regarding this Special Permit request were received by the Planning Commission staff:

1. State Department of Transportation:

"We have no objections on the proposed action but have the following comments: 1. Landscaping should be provided for noise abatement; 2. Water should be evaluated."

2. Department of Water Supply:

"...there is no public water system near the applicant parcel."

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a traffic problem. The roadway at the present time is narrow and not paved. If the people put in ample parking area in their property, this will help. The only problem I can foresee in the distant future is parking. Other than parking, I see no problem if the people comply with the Land Use Laws and Regulation."

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Other cooperating agencies had no comments or objections. In addition to agency comments, the Planning Commission staff received a letter from Mrs. M. Bailey Jacobs dated October 9, 1975, which states that: "Because I feel the Spiritual Assembly Center plan is probably in the nature of a church, on which no property taxes will be assessed (which I believe is the case in Hawaii), this could mean higher taxes for the other land holders in Orchid Land Estates. Therefore I am not in favor of this request to construct such a center." Mrs. Jacobs is a landowner in the Orchid Land Estates Subdivision but does not reside there.

The Hawaii Planning Commission held a duly advertised public hearing on the subject request on October 16, 1975. On November 6, 1975, the Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission as it was found:

- "1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The purpose of the Land Use Law and Regulations is to protect, preserve, and encourage the development of lands in the State for the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as Agricultural by the State Land Use Commission. The Agricultural District includes lands surrounded by or contiguous to agricultural lands but which are not suited to agricultural and ancillary uses by reason of topography, soils, and other related characteristics. The subject property's dominant soil type is pahoe-hoe lava, which is in the Soil Conservation Service's Capability Class VIII.

Class VIII soils have severe limitations that preclude their use for commercial plants. This class is the lowest in the Soil Conservation Service's ranking system for agricultural productivity. Although it is possible that some agricultural activities can be conducted on the subject property, it is determined that approval of the subject request would not be contrary to the objectives of the Land Use Law and Regulations, given the capability class rating of the subject property for agricultural productivity and the above-cited criterion for determining the Agricultural District.

Further, the use of the subject property for nonagricultural purposes is not expected to have any adverse effect on the overall agricultural potential of the region or of the island. In addition, institutions of a religious nature are allowed as "conditionally permitted uses" within the agricultural zone under the County Zoning Code.

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- "3. That the proposed use will not adversely affect surrounding property. Surrounding land uses include scattered single-family residential and vacant lands. The area is rural-residential in character. County zoning of the area is Agricultural 3-acre (A-3a). Lots in the subdivision range in area from one to three acres, with the smaller lots being closer to the Keaau-Pahoa Highway. Due to the overall character of the area and the physical attributes of land, it is acknowledged that the smaller lots are and will be basically used as houselots. The establishment of the proposed use is determined to be compatible with the area and not in conflict with the surrounding uses.

The favorable recommendation was subject to the following conditions:

- "1. That the applicant, The Local Spiritual Assembly of the Baha'is of Puna, Inc., commence construction of the community center within one (1) year from the date of approval of the Special Permit and that the structure be completed within two (2) years thereafter;
- "2. That the applicant improve 34th Avenue from Aulii Drive to the northwest boundary line of the subject property, a distance of approximately 600 feet, with a minimum 16-foot wide oil-treated surface, subject to the approval of the Planning Director and of the Chief Engineer, Department of Public Works;
- "3. That a landscape buffer be established along the side and rear property lines for the purpose of screening the proposed use from surrounding properties. This buffer shall be incorporated into plans submitted for Plan Approval and shall be approved by the Planning Director;
- "4. That all other applicable rules and regulations be complied with, including the Plan Approval process."

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

November 21, 1975

Mr. James Sadilek
P.O. BOX 711
Pahoa, Hawaii 96778

Dear Mr. Sadilek:

The Land Use Commission next meets on December 5, 1975
 , at 1:30 p.m. , in the Queen Liliuokalani
Building, 4th Floor, Board Room #404 .

At that time the Special Permit application by Spiritual Assembly of the Baha'is of Puna (SP 75-229) to establish a community center

in the Agricultural District at Puna, Hawaii
will be considered.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

CC: Ms. Evelyn Musacchia



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

November 7, 1975

Mr. Ah Sung Leong
Acting Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

RECEIVED
NOV 13 1975

State of Hawaii
LAND USE COMMISSION

Re: Special Permit Application
Spiritual Assembly of the Baha'is of Puna
TMK: 1-6-09:347

SP 75-229

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

The special permit request was to allow the establishment of a Baha'i Community Center within the State Land Use Agricultural District on property situated along 34th Avenue, about 500 feet from Aulii Drive and 34th Avenue intersection and 1,600 feet southeast of the Pahoa Government Road, within the Orchid Land Estates Subdivision, Keaau, Puna, Hawaii.

The Planning Commission at a duly advertised public hearing held on October 16, 1975 in the Council Room of the Hawaii County Building in South Hilo, Hawaii, discussed the subject request. The Commission voted on November 6, 1975 to recommend approval of the special permit to the Land Use Commission as it was found:

1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The purpose of the Land Use Law and Regulations is to protect, preserve, and encourage the development of lands in the State for the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as Agricultural by the State Land Use Commission. The Agricultural District includes lands surrounded by or contiguous to agricultural lands but which are not suited to agricultural and ancillary uses by reason of topography, soils, and other related characteristics. The subject property's dominant soil type is pahoe-hoe lava, which is in the Soil Conservation Service's Capability Class VIII.

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Further, the use of the subject property for nonagricultural purposes is not expected to have any adverse effect on the overall agricultural potential of the region or of the island. In addition, institutions of a religious nature are allowed as "conditionally permitted uses" within the agricultural zone under the County Zoning Code.

2. That although the proposed use will alter the essential character of the land, such a change will make the highest and best use of the land involved for the public welfare. At the present time, the subject property is vacant and is not used for agriculture. The proposed use will undeniably alter the existing character of the property; however, it is determined that the provision of a meeting hall/community center on the subject land would be beneficial and well-suited to accommodate the welfare of the public; in this particular case, the members of this faith. There exists no facility serving this faith available to the residents of the Puna District. Therefore, the establishment of the proposed use would meet the needs of the residents of the area.
3. That the proposed use will not adversely affect surrounding property. Surrounding land uses include scattered single-family residential and vacant lands. The area is rural-residential in character. County zoning of the area is Agricultural 3-acre (A-3a). Lots in the subdivision range in area from one to three acres, with the smaller lots being closer to the Keaau-Pahoa Highway. Due to the overall character of the area and the physical attributes of land, it is acknowledged that the smaller lots are and will be basically used as house-lots. The establishment of the proposed use is determined to be compatible with the area and not in conflict with the surrounding uses.

The favorable recommendation was also subject to the following conditions:

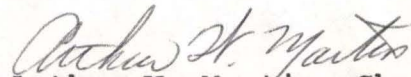
Mr. Ah Sung Leong

Page 3

November 5, 1975

1. That the applicant, The Local Spiritual Assembly of the Baha'is of Puna, Inc., commence construction of the community center within one (1) year from the date of approval of the Special Permit and that the structure be completed within two (2) years thereafter;
2. That the applicant improve 34th Avenue from Aulii Drive to the northwest boundary line of the subject property, a distance of approximately 600 feet, with a minimum 16-foot wide oil-treated surface, subject to the approval of the Planning Director and of the Chief Engineer, Department of Public Works;
3. That a landscape buffer be established along the side and rear property lines for the purpose of screening the proposed use from surrounding properties. This buffer shall be incorporated into plans submitted for Plan Approval and shall be approved by the Planning Director;
4. That all other applicable rules and regulations be complied with, including the Plan Approval process.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.



Arthur W. Martin, Chairman
Planning Commission

NH:rfd
Enclosures

cc: Baha'is of Puna
Chief Engineer, DPW

LIST OF EXHIBITS - BAHAI'S OF PUNA

- A. Application form and maps
- B. Departmental acknowledgment letter (8/29/75)
- C. Filing fee receipt
- D. Departmental letter for agencies' comments (8/29/75)
- E. HELCO (9/8/75)
- F. Health (9/9/75)
- G. Fire (9/10/75)
- H. Agriculture (10/75)
- I. Highways (9/10/75)
- J. Water Supply (9/11/75)
- K. Police (9/15/75)
- L. Parks & Recreation (10/8/75)
- M. List of surrounding property owners
- N. Location map
- O. Letter to surrounding property owners (10/3/75)
- P. Public hearing notice
- Q. Letter to applicant (10/3/75)
- R. Letter from Mrs. Bailey Jacobs (10/9/75)
- S. Department's acknowledgment to Jacobs (10/14/75)
- T. Fact sheet on Baha'is
- U. Letter from Musacchia (10/14/75)
- V. Public hearing transcript
- W. Letter to applicant (10/31/75)
- X. Staff background report
- Y. Staff recommendation
- Z. Photo (please return)
- AA. Location map for presentation (please return)
- BB. Site map for presentation (please return)
- CC. Voting sheet
- DD. Minutes (10/16/75)
- EE. Minutes (11/6/75)

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
November 6, 1975

The Planning Commission met in regular session at 2:00 p.m., in the Sergeant Yano Memorial Hall in Captain Cook, South Kona, Hawaii, with Chairman Martin presiding.

PRESENT: Arthur W. Martin
Scott H. Asai
Lorraine Jitchaku
Haruo Murakami
Charles Sakamoto
Leon K. Sterling, Jr (from 2:07 p.m., start of second item of

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

Unfinished Business)

Sidney Fuke
Norman Hayashi
William Moore

David Murakami, Public Works
Quirino Antonio, Water Supply

and about 11 to 20 people in attendance from time to time.

AGENDA & MINUTES

The agenda was accepted with one change:
Under NEW BUSINESS, Item 5 was deferred

at the request of the applicant to the next meeting of the Commission. The Minutes of the October 16, 1975 meeting were approved as circulated and placed on file.

UNFINISHED BUSINESS

LAND USE COMMISSION
SPECIAL PERMIT
MAUNA ZIONA CHURCH
KALAOA 4th, NORTH KONA

Special Permit to allow the construction of restroom facilities for the existing church situated within the State Land Use Agricultural District. Property is the present Mauna Ziona Church site located

adjacent and to the north of the former Kalaoa School, mauk of the Old Government Mauka Road, Kalaoa 4th, North Kona, TMK: 7-3-04:06.

As the required fifteen-day delay had elapsed since the public hearing on this application, Commission began deliberation on its disposition. Staff again presented background and recommended favorable consideration with certain conditions for approval.

Neither the applicant nor a representative was present. On Commissioner Murakami's motion, seconded by Commissioner Jitchaku, it was decided to forward a favorable recommendation to the State Land Use Commission with the conditions for approval as outlined by staff.

Exhibit EE

LAND USE COMMISSION
SPECIAL PERMIT
LOCAL SPIRITUAL ASSEMBLY
OF THE BAHA'IS OF PUNA, INC.
KEAAU, PUNA

1,600 feet southeast of the Pahoa Government Road, within the Orchid Land Estates Subdivision, Keaau, Puna, TMK: 1-6-09:347.

Special Permit to allow establishment of a Baha'i Community Center within the State Land Use Agricultural District. Property is situated along 34th Avenue, approximately 500 feet from the Aulii Drive - 34th Avenue intersection and

As the required fifteen days had elapsed since the public hearing on this application, Commission began deliberation on its disposition. Staff gave its recommendation for a favorable consideration, outlining certain conditions for approval.

There being no further testimony, Commissioner Sterling moved and Commissioner Sakamoto seconded to forward a favorable recommendation to the State Land Use Commission with the conditions for approval as set forth by staff. Motion carried unanimously.

NEW BUSINESS

PRELIMINARY HEARING
CHANGE OF ZONE
GEORGE BAKER
PIIHONUA, SOUTH HILO

Change of Zone request in accordance with Chapter 8 (Zoning Code) Article 1, Section 6, Hawaii County Code, as amended, for 15,381 sq ft of land from an Office Commercial - 20,000 sq ft (CO-20) to a

General Commercial - 7,500 sq ft (CG-7.5) zoned district. Property is the present Dairy Queen Drive-In site located along Waiianuenue Avenue and Kinooles Street, adjacent to the Phillip's 66 Service Station, Piihonua, South Hilo, TMK: 2-3-13:25.

It was brought out that there was a similar request from adjacent property owner Maude Chang, but it was confirmed that this is not contiguous to any similar businesses. Dairy Queen is one of several losing its lease in this area at end of the year; however, Baker desires to continue operation with quick meals.

Commissioner Jitchaku moved to set this application up for a public hearing. Seconded by Commissioner Murakami, motion carried.

PRELIMINARY HEARING
CHANGE OF ZONE
DANIEL HATA
KURTISTOWN, PUNA

Change of zone request in accordance with Chapter 8 (Zoning Code) Article 1, Section 6, Hawaii County Code, as amended, for 1.3 acres of land from an Agricultural 10-acre (A-10a) to a Single Family Resi-

dential - 10,000 sq ft (RS-10) zoned district. Property is located along the east side of Volcano Highway, about 1,700 feet Hilo side of the Kurtistown Post Office and the Sako Store, Olaa Homestead Reservation Lots, Kurtistown, Puna, TMK: 1-7-01:Portion of 21.

Staff presented background report and stated applicant was unable to be present. Staff clarified that owner will be intensifying front portion by creating four additional lots.

Commissioner Jitchaku moved and Commissioner Asai seconded to set application up for a public hearing. Carried.

PRELIMINARY HEARING
CHANGE OF ZONE
FOREMOST HOMES HAWAII, LTD
KAUMANA, SOUTH HILO

Change of zone request in accordance with Chapter 8 (Zoning Code) Article 1, Section 6, Hawaii County Code, as amended, for 137 acres of land from Multiple Residential - 4,000 sq ft (RM-4), Single

Family Residential - 10,000 sq ft (RS-10) and Agricultural 20-acre (A-20a) zoned districts to Single Family Residential - 7,500 sq ft and Multiple Residential - 4,000 sq ft (RM-4) zoned districts. The area involved, referred to as Park Hokulani, is located adjacent to the 100-lot Hilo Country Club Estates Subdivision, about half a mile from Kaumana Drive, Kukuau 2nd, Kaumana, South Hilo, TMK: 2-5-46:Portions of 01 and 03.

Staff presented background report and several petitions from residents in and around subject area. Park Hokulani was originally referred to as Gentry Hawaiiana and, according to Harvey Gerwig, other than the change in name no other detail has been altered. Change was made last January and every agency on all islands was so notified.

Replying to the petitions, Gerwig asserted that swimming pools, etc., were understood from the start to be under the homeowners association. Although understood to come under the "umbrella of the Hilo Country Club, no such promises were made," he said, adding, "nor any advertising."

Gerwig stated this project has always been proposed as incremental low-cost housing but should not be construed as substandard homes. Under the Hawaiian Housing Authority plan, sale will be in the "very low \$40,000 but comparable housing under regular construction to about \$45,000."

With regard to comments about the passive park area being in the flood inundation area, Gerwig said there is only a two-foot slope and land is very flat with a stream going through it, minimizing the hazards.

In direct reply to a staff query, Gerwig declared "to the best of my knowledge," the Association will assist in developing the interim park area. He also said the five-acre natural park area will not cross the Saddle Road at any point. He observed that with the change of zone, the number of lots will not exceed 953; total allowable is 994. It was pointed out that the water supply is limited to 953 units.

Commissioner Sterling moved to set this up for a public hearing. Seconded by Commissioner Sakamoto, carried.

PRELIMINARY HEARING
CHANGE OF ZONE
DWIGHT MITSUNAGA
KAUMANA, SOUTH HILO

Change of zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code as amended, for 2.75 acres of land from a Single Family Residential - 15,000 sq ft (RS-15)

to a Single Family Residential - 10,000 sq ft (RS-10) zoned district. The property is located on the Puna side of Kaumana Drive, approximately 1,500 feet mauka of the Chong Road and Kaumana Drive junction, Ponahawai, Kaumana, South Hilo, TMK: 2-5-27:01.

Staff presented background report. It was clarified that all dwellings will be single-family, detached structures with three bedrooms, two full baths and two-car carports. Because of the proposal for twelve units, it was pointed out that a variance will be required also to cover the 210-foot shortage at one of the end lots.

Commissioner Jitchaku moved to set up for a public hearing and Commissioner Asai seconded. Motion carried.

PRELIMINARY HEARING
CHANGE OF ZONE
THE KONA COAST COMPANY
KALOKO, NORTH KONA

Change of zone request in accordance with Chapter 8 (Zoning Code) Article 1, Section 6, Hawaii County Code as amended, for 33.8 acres of land from an Agricultural 20-acre (A-20a) to an Agricultural

3-acre (A-3a) zoned district. Property is located about one mile mauka of the Mamalahoa Highway in the Kaloko Mauka Subdivision, Kaloko, North Kona, TMK: 7-3-24:13.

Staff presented background report.

Appearing as agent for the company, Dennis Haserot, disagreed with the Department of Agriculture comment that the lot sizes would mean agricultural use may be considered nothing more than a "hobby," contributing little or nothing to the overall production goals of the State. He said none of the lots have been sold to people with agricultural purposes, but with intentions to put them to orchards which depend on rainfall instead of any water system. Water Supply staff pointed out that, due to the Kona situation, if any subdivision is proposed for the area it will have to be held up until the Kahaluu shaft is completed in 1977.

Commissioner Sterling moved and Commissioner Jitchaku seconded to set this up for a public hearing. Motion carried.

RECESS

Chairman called for a recess at 4:00 p.m. until scheduled public hearings at 7:00 p.m.

* * * * *

RECONVENED FOR
PUBLIC HEARINGS

Meeting was reconvened at 7:00 p.m., to continue with following public hearings.

CHANGE OF ZONE
GILBERT MCCONNELL
KAAUHUU HOMESTEADS, N. KOHALA

A duly advertised public hearing was held for a change of zone request for 15.1 acres of land from an Agricultural 20-acre (A-20a) to an Agricultural 5-acre

(A-5a) zoned district. The property is located between Cambra and Hoea Roads, about 1,600 feet makai of the Hawi-Niulii Roads, Kaauhuhu Homesteads, North Kohala, TMK: 5-5-08:03.

Staff gave the background report again and recommended favorable forwarding to the County Council with certain conditions of approval stipulated.

There was some discussion on the provision of a proper access to the back portion to preclude later problems when McConnell or any subsequent owners wish to subdivide the ten acres.

Kimball Smith testified Hoea Road, County-owned, is all dirt with a nearby gulch, precluding any adequate space for residential purposes. Farm acreage, he said, is on the other improved Cambra Road side.

Commissioner Sterling moved, seconded by Commissioner Jitchaku, to close the public hearing. Carried.

VARIANCE
WALTER FRUTIGER
HALAULA, NORTH KOHALA

A duly advertised public hearing was held for a variance to allow the creation of a 14,092 sq ft lot in lieu of the minimum building site area requirement of 15,000

sq ft as stipulated in the Single Family Residential - 15,000 sq ft (RS-15) zoned district. Property is located northwest side of Halaula Mill Road,

approximately 950 feet makai of the Mill Road and Mahukona-Niulii Road junction, Halaula, North Kohala, TMK: 5-3-06:07.

Staff gave the background report again and recommended approval with certain conditions stipulated.

It was clarified by the applicant that it would be a flag lot situation instead of an easement and whoever purchases the front parcel will have to provide a new access.

It was moved by Commissioner Sterling and seconded by Commissioner Asai that the public hearing be closed. Carried.

USE PERMIT
KAMEHAMEHA DEVELOPMENT
CORPORATION
KEAUHOU 2nd, NORTH KONA

A duly advertised public hearing was held for a Use Permit to allow the construction of a championship tennis complex as Phase Ia of a residential condominium project located within the Multiple Family

Residential - 2,000 sq ft (RM-2) zoned district. Property is located in the area surrounded by the Keauhou Golf and Country Club, Keauhou 2nd, North Kona, TMK: 7-8-10:portion of 34. More specifically, it is bordered by the 2nd and 8th fairways and the number 4 green.

Staff presented background report and recommended favorable consideration with certain conditions for approval.

Guido Giacometti, vice president of the corporation, spoke briefly, requesting favorable consideration.

Anum Kealamakia raised question about access to his property. Giacometti clarified that the proposed tennis courts will be located on property that has no bearing on the rights-of-way under question.

Commissioner Sterling moved and Commissioner Jitchaku seconded to close the public hearing. Motion carried.

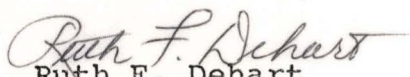
NEXT MEETING

Next meeting was announced to be held in South Hilo on November 20.

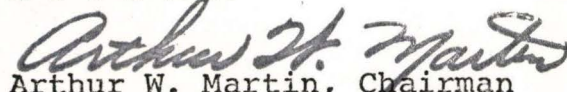
ADJOURNMENT

Meeting was adjourned at 8:20 p.m.

Respectfully submitted,


Ruth F. Dehart
Secretary Pro Tem

A T T E S T:


Arthur W. Martin, Chairman
Planning Commission

PLANNING COMMISSION
County of Hawaii

RECORD OF VOTING

For the Meeting of 11/6, 19 75

Applicant: ~~James J. Smith~~ Puna Baha's

Action: approval, denied, deferred or other (circle)

Members	Ayes	Noes	Excused (Absent)	Abstained from Voting
ASAI, Scott H.	✓			
DOMINGO, Takashi			✓	
JITCHAKU, Lorraine	✓			
MARTIN, Arthur W.	✓			
MURAKAMI, Haruo	✓			
SAKAMOTO, Charles	✓			
STERLING, Leon K., Jr.	✓			
WATT, Ed C.			✓	

Exhibit CC

October 31, 1975

Mr. James Sadilek
P. O. Box 711
Pahoa, HI 96778

Re: Special Permit Application
Local Spiritual Assembly of the
Baha'is of Puna, Inc.
TMK: 1-6-09:347

This is to inform you that your abovedescribed application will be considered by the Planning Commission on Thursday, November 6. The meeting will be held at the Sergeant Yano Memorial Hall in Captain Cook, South Kona, Hawaii. It is scheduled to begin at 2:00 p.m.

We shall notify you of the Commission's action.

A copy of the agenda is enclosed for your information.

for Sidney M. Fuji
RAYMOND SUFUFUJI
Director

rfd
Enclosure

cc: State Land Use Commission

Exhibit w OCT 31 1975

SPECIAL PERMIT: THE LOCAL SPIRITUAL ASSEMBLY OF THE BAHAI'S
OF PUNA, INC.

BACKGROUND

The applicant, The Local Spiritual Assembly of the Bahai's of Puna, is requesting a special permit to allow the establishment of a Bahai Community Center on a one-acre parcel situated within the State Land Use Agricultural District. The property is located between 34th Avenue and Pahoa Government Road, just off Aulii Drive, in the Orchid Land Estates Subdivision, approximately 1,600 feet southeast of the Pahoa Government Road, Keaau, Puna (TMK: 1-6-09-347).

The applicant intends to construct a one-story multi-purpose building of approximately 1,050 square feet that will include meeting rooms, kitchen, and restrooms.

The General Plan land use pattern allocation guide map designates the area for orchard uses which are those agricultural lands though rocky in character and content can support productive macadamia nuts, papaya, citrus and other similar agricultural products. The County zoning designation is Agricultural 3-acre (A-3a). Institutions of a religious nature are "conditionally permitted uses" within this zoned district.

The subject parcel is vacant of any structure or use. Surrounding land uses include scattered single-family dwellings and vacant land.

The Soil Conservation's land capability unit is subclass VIII. This class of soil has severe limitations that preclude

their use for commercial ^{plants} purposes and restrict their use to recreation, wildlife, or water supply or aesthetic purposes. The dominant soil type is Pahoe-hoe lava. The land is relatively level. Annual rainfall ranges from ninety (90) to over one hundred and forty (140) inches per year.

Access to the subject parcel is through the Orchid Land Estates Subdivision roads, a system of privately owned roads. The property fronts 34th Avenue which has a forty (40) feet right-of-way. The improved portion of this road is eight (8) feet of packed cinder. Aulii Drive which provides access from the Pahoa Road has a 50-foot right-of-way with an improved portion of ten (10) feet of packed cinder. The distance from the property to the Pahoa Road is approximately 1,600 feet.

There are no utilities available to the subject site. The applicant stated that catchment tanks will be provided to satisfy the water needs. Electricity will be provided by means of a generator.

There are no identifiable historical sites or unusual landforms on the subject area.

In support of the request, the applicant stated:

"The Bahai's of Puna have no meeting place and wish to build a one-story simple structure of one large meeting room, one small meeting room, kitchen, and two restrooms. Owners will provide own utilities of catchment water and cesspool."

The applicant further stated:

"The Local Spiritual Assembly of Puna humbly request the Planning Commission to grant a special permit to

construct a Bahai Center on our property in Orchid Lands, District of Puna. In accordance with the guidelines:

- a) Use of the land shall not be contrary to the objectives sought by the Land Use Law and Regulations;
- b) Intended use of the building and property will complement the surrounding neighborhood; c) The Bahai faith stresses cooperation with all units of government and will not burden them unnecessarily; d) No unusual condition; e) We feel that the Center will blend in with the surrounding residential uses;
- f) Building, play area and parking lot will not alter or change the essential character of the land and its present use; g) The Bahai principles of good citizenship, equality of all men, high moral teachings and concern for our fellow men will tend to enhance the use of the land for the highest public good."

Upon review of this application, the Fire Inspector stated, "No fire and no water available other than tanks. Nearest fire station located in Pahoia. This station is in service only during the day."

The State Department of Transportation commented that, "We have no objections on the proposed action but have the following comments: 1. Landscaping should be provided for noise abatement; 2. Water should be evaluated."

The Department of Water Supply further reiterated the fact that there is no public water system near the applicant's parcel.

The Police Department had no objections to the request but raised a concern regarding parking. After a check of the subject area, the Police Department stated that, "The only problem foreseen would be parking. At the present time there is hardly any traffic but when more people build and move into the area, we will have a traffic problem. The roadway at the present time is narrow and not paved."

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

The following is a letter from a Mrs. M. Bailey Jacobs:

(Reno Jacobs' letter)

RECOMMENDATION: THE LOCAL SPIRITUAL ASSEMBLY OF THE BAHAI'S OF PUNA, INC.

It is recommended that the request for a special permit to allow the establishment of a Baha'i Community Center within the State Land Use Agricultural District be given a favorable recommendation, based on the following considerations:

1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The purpose of the Land Use Law and Regulations is to protect, preserve, and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The area under consideration is classified as agricultural by the State Land Use Commission. The Agricultural District includes lands surrounded by or contiguous to agricultural lands but which are not suited to agricultural and ancillary uses by reason of topography, soils and other related characteristics. The subject property's dominant soil type is pahoe-hoe lava which is in the Soil Conservation Service's Capability Class VIII. Class VIII soils have severe limitations that preclude their use for commercial plants. This class is the lowest in the Soil Conservation Service's ranking system for agricultural productivity. Although it is possible that some agricultural activities can be conducted on the subject property, it is determined that approval of the subject request would not be contrary to the objectives of the Land Use Law and Regulations, given the capability class rating of the subject property for agricultural productivity and the above cited

Exhibit Y

criterion for determining the Agricultural District.

Further the use of the subject property for non-agricultural purposes is expected to not have an adverse effect on the overall agricultural potential of the region or the island.

In addition, institutions of a religious nature are allowed as "conditionally permitted uses" within the agricultural zone under the County Zoning Code.

2. That although the proposed use will alter or change the essential character of the land, such a change will make the highest and best use of the land involved for the public welfare. At the present time, the subject property is vacant and is not used for agriculture. The proposed use will undeniably alter the existing character of the property. However, it is determined that the provision of a meeting hall/community center on the subject land would be beneficial and well suited to accommodate the welfare of the public; in this particular case, the members of this faith. There exists no facility serving this faith available to the residents of the Puna district. Therefore, the establishment of the proposed use would meet the needs of the residents of the area.
3. That the proposed use will not adversely affect surrounding property. Surrounding land uses include scattered single-family residential and vacant lands. The area is rural-residential in character. County zoning of the area is Agricultural 3-acre (A-3a). Lots in the subdivision range in area from one to three acres, with the smaller lots being closer to the Keaau-Pahoa Highway. Due to the overall character of

the area and the physical attributes of land, it is acknowledged that the smaller lots are and will be basically used as houselots. The establishment of the proposed use is determined to be compatible with the area and not in conflict with the surrounding uses. It is further recommended that the Special Permit be approved subject to the following conditions:

1. That the applicant, The Local Spiritual Assembly of the Baha'is of Puna, Inc., commence construction of the community center within one (1) year from the date of approval of the Special Permit and that the structure be completed within two (2) years thereafter;
2. That the applicant improve 34th Avenue from Aulii Drive to the ~~Northwest~~ boundary line of ~~the~~ subject property, a distance of approximately 600 feet, with a minimum ~~160~~ feet wide oil-treated surface, subject to the approval of the Planning Director and the Chief Engineer, Department of Public Works;
3. That a landscape buffer be established along the side and rear property lines for the purpose of screening the proposed use from surrounding properties. This buffer shall be incorporated into plans submitted for Plan Approval and shall be approved by the Planning Director;
4. That all other applicable rules and regulations be complied with, including the Plan Approval process.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
October 16, 1975

The Planning Commission met in regular session at 3:05 p.m., in the State Conference Room, State Building, and held a duly advertised public hearing in the Council Room, Hawaii County Building, in South Hilo with Chairman Martin presiding.

PRESENT: Arthur W. Martin ABSENT: Akira Fujimoto, Ex-officio Member
Scott Asai Edward Harada, Ex-officio Member
Takashi Domingo
Lorraine Jitchaku
Haruo Murakami
Charles Sakamoto, Jr.
Leon K. Sterling, Jr.
Ed C. Watt

Sidney Fuke
Norman Hayashi
Ilima Piianaia
Duane Kanuha
William Moore

Katsuya Yamada, Corporation Counsel
David Murakami, Public Works

and about 52 people in attendance at 3:00 p.m.; and about 20 people at 7:40 p.m.

AGENDA & MINUTES

The agenda was accepted with one change: Under "Unfinished Business," Item 5 was advanced to be taken up after Item 3 and before Item 4. Minutes of the October 2, 1975 meeting were received and placed on file as circulated.

UNFINISHED BUSINESS

LAND USE COMMISSION
SPECIAL PERMIT
HPM DEVELOPMENT CORPORATION
KEOPU 3rd, NORTH KONA

Special permit to allow the establishment of an LDS Church on seven (7) acres of land situated within the State Land Use Agricultural District. The property is located adjacent to and immediately mauka of the Lono-Kona Subdivision, approximately 750 feet east of the Kalani Street - Lamokeola Street intersection, Keopu 3rd, North Kona, TMK 7-5-03: portion of 02.

Staff again presented background information and recommended favorable consideration with certain conditions for approval set forth.

There being no further discussion, Commissioner Sterling moved to forward this application to the State Land Use Commission with a favorable recommendation, based on staff findings and conditions for approval. Seconded by Commissioner Jitchaku, motion carried unanimously.

Exhibit DD

LAND USE COMMISSION
SPECIAL PERMIT
EPISCOPAL CHURCH IN HAWAII
KALAOA 4th, NORTH KONA

located adjacent and to the south of the Mauna Ziona Church, mauka of the Old Government Mauka Road, Kalaoa 4th, North Kona, TMK: 7-3-04:05.

Pursuant to the Diocesan Treasurer's request of October 10 to remove application from the agenda, Commissioners voted to defer action pending word of the election of a new Bishop by the Episcopal Church in Hawaii.

LAND USE COMMISSION
SPECIAL PERMIT
NOBUE OKADA
LALAMILO, SOUTH KOHALA

west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala, TMK: 6-6-05:13

Special permit to allow the establishment of a vegetable processing plant on a 24.9-acre parcel situated within the State Land Use Agricultural District. The property is located approximately 1.1 miles

Staff again gave background information and recommended favorable recommendation subject to certain conditions for approval.

There being no further discussion Commissioner Watt moved to forward this application to the State Land Use Commission with a favorable recommendation, based on staff findings and with the conditions for approval as stipulated. Seconded by Commissioner Murakami, motion carried unanimously.

DRAFT RULES & REGULATIONS
INTERIM SHORELINE
PROTECTION (ACT 176)

program is being developed.

Draft rules and regulations to establish special interim management procedures of developments within an area along the shoreline while a coastal zone management

Staff presented the final changes to the draft rules and regulations being brought up for consideration, further to those made at the last meeting.

Commissioner Sterling expressed concern over the absence of any representatives from the Board of Harbor Commissioners, State Parks, or Planning and Economic Development as well as small boat owners, commercial and others, at any of the public hearings. There was some discussion centered mainly on the "several layers" of government responsibility in carrying out the legislative mandate outlined in Act 176.

Commissioner Murakami moved for the adoption of the draft rules and regulations with the proposed amendments as outlined by staff and Commissioner Jitchaku seconded.

Commissioner Sterling voiced opinion that this seemed to be another case, like the flood control program, of bypassing State and elected officials to place undue responsibility on this Commission to implement what seems to be a good statute. With the observation that this may be creating a rather expensive government which may well stifle future building, Commissioner Sterling called for a vote. Motion carried with six ayes and two abstentions.

EXTENSION OF TIME
LAND USE COMMISSION
SPECIAL PERMIT
HAWAII LAND CORPORATION
KUPAHUA, PUNA

Request for an extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission to commence construction of a resort/residential complex in Kupahua, Puna, TMK: 1-2-02:09, 20, 29, and 31.

Staff gave background information leading up to this second request for an extension. Read into record were letters from eight organizations and individuals as well as two petitions. Staff recommended favorable consideration of the request for another year's extension with certain conditions for approval.

Recognizing that there were many people in the gallery expressing interest, Chairman Martin decided, with no objections from Commissioners, to open the meeting for public testimony although there was no such requirement. Speakers were cautioned to discuss the extension question, not the merits or otherwise of the rezoning itself. Speaking for the extension was just one; against were the eight other testifiers.

The request for a year's extension was approved with a vote of six ayes and two noes.

NEW BUSINESS

PRELIMINARY HEARING
USE PERMIT
KAMEHAMEHA DEVELOPMENT CORP.
KEAUHOU 2nd, NORTH KONA

Use Permit to allow the construction of a championship tennis complex as Phase Ia of a residential condominium project located within the Multiple Family Residential - 2,000 square foot (RM-2) zoned

district. The property is located within the area surrounded by the Keauhou Golf and Country Club, Keauhou 2nd, North Kona, TMK: 7-8-10:portion of 34. More specifically, it is bordered by the 2nd and 8th fairways and the No. 4 green.

Staff presented background information and recommended that this application be set up for a public hearing.

Speaking as an officer of the Corporation, Guido Giacometti stated that this proposal is one that is being envisioned as a promotional program, and sure to be beneficial not only to the company but also for the whole State of Hawaii. He confirmed that every precaution will be taken to safeguard the two petroglyph sites, from the time of construction to the limited public viewing that will be permitted.

Commissioner Sterling moved to set this up for a public hearing. Seconded by Commissioner Jitchaku, motion carried unanimously.

RECESS

Chairman called for a recess at 6:30 p.m., until the scheduled public hearings at 7:15 p.m.

* * * * *

RECONVENED FOR PUBLIC HEARINGS

Meeting was reconvened at 7:40 p.m., to continue with the following public hearings.

LAND USE COMMISSION
SPECIAL PERMIT
MAUNA ZIONA CHURCH
KALAOA 4th, NORTH KONA

A duly advertised public hearing was held for a Special Permit to allow construction of restroom facilities for the existing church situated within the State Land Use Agricultural District. Property is the

present Mauna Ziona Church site adjacent and to the north of the former Kalaoa School, mauka of the Old Government Mauka Road, Kalaoa 4th, North Kona, TMK: 7-3-04:06.

Staff presented background data.

Norman Keeanaaaina, representative, pointed out that approval would greatly help the health and welfare of the church and community. Restroom facility must be housed in separate building because of a retaining wall in the back of the existing building which would necessitate expensive supportive measures before any kind of renovation may be made on the building.

Commissioner Domingo moved and Commissioner Sakamoto seconded to close the public hearing. Chairman explained that since this is a Special Permit, the Commission is required by law to wait fifteen days before coming to any decision. Motion was passed with all ayes except for Commissioner Sterling who had asked to be excused because of any possibility of conflict of interest.

LAND USE COMMISSION
SPECIAL PERMIT
LOCAL SPIRITUAL ASSEMBLY
OF THE BAHAI'S OF PUNA, INC.

A duly advertised public hearing was held for a Special Permit to allow establishment of a Baha'i Community Center within the State Land Use Agricultural District.

The property is situated along 34th Avenue, approximately 500 feet from the Aulii Drive - 34th Avenue intersection and 1,600 feet southeast of the Pahoia Government Road, within the Orchid Land Estates Subdivision, Keaau, Puna, TMK: 1-6-09:347.

Staff presented background information and read into record a letter of protest from Mrs. M. Bailey Jacobs of Honolulu whose reason that it might tend to raise tax assessment on surrounding properties generated some discussion.

James Sadelik testified for the Assembly briefly, then, at the suggestion of staff, conferred with another member of the Assembly, then returned to ask that the request be changed to say "intends to construct ... building of approximately 3,000 square feet ..." instead of the 1,050 square feet now specified.

Mrs. Evelyn Musacchia was the only other person presenting testimony, and it was in support of the request.

Commissioner Sterling moved to close the public hearing. Seconded by Commissioner Watt, motion carried unanimously.

NEXT MEETING

The next meeting will be held in Kona on November 6.

ADJOURNMENT

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Ruth F. Dehart
Ruth F. Dehart
Secretary Pro Tem

A T T E S T:

Arthur W. Martin, Chairman
Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
October 16, 1975

A regularly advertised public hearing on the application of the Spiritual Assembly of Puna, Inc., was called to order at 8:00 p.m, at the Council Room of the Hawaii County Building in South Hilo by Chairman Martin.

PRESENT: Arthur W. Martin
Scott H. Asai
Takashi Domingo
Lorraine Jitchaku
Haruo Murakami
Charles Sakamoto, Jr.
Leon K. Sterling, Jr.
Ed C. Watt

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

Sidney Fuke
Norman Hayashi

Katsuya Yamada, Corporation Counsel
David Murakami, Public Works

and about 20 people in attendance.

CHAIRMAN: The second and last item on our agenda tonight is a special permit request by the Local Spiritual Assembly of the Bahai's of Puna, Inc., to allow the establishment of a Baha'i Community Center within the State Land Use Agricultural District. The property is situated along 34th Avenue, approximately 500 feet from the Aulii Drive and the 34th Avenue intersection and 1,600 feet southeast of the Pahoa Government Road, within the Orchid Land Estates Sub-division, Keaau, Puna, TMK: 1-6-09:347. Staff?

HAYASHI: (Presented background data and also read into the records a letter dated October 9, 1975 from Mrs. M. Bailey Jacobs, expressing opposition because it "could mean higher taxes for the other land holders in Orchid Land Estates")

CHAIRMAN: Thank you. Any questions you have for staff?

WATT: Is that logical, more or less true, about taxes going up? It doesn't seem quite logical to me.

HAYASHI: No, it won't affect the surrounding property owners.

CHAIRMAN: As I understand the thrust of that letter, it sounded like the writer seems to think it would affect only those properties around, but we in the whole County would be affected together rather than just one sub-division.

HAYASHI: Mr. Chairman, for the Commissioner's information, churches are exempt.

WATT: But that doesn't necessarily drive others up.

HAYASHI: No sir, it does not.

Exhibit V

ASAI: Where are the nearest residences?

HAYASHI: Commissioner Asai, at this time, I cannot answer as to where the nearest residences are.

CHAIRMAN: The Chair recognizes that there are lots of residences along Paradise Park as you drive along but as to how many residences there are in this particular subdivision, I don't know.

STERLING: In that letter that you just read into the record, the lady who is objecting to this project, where is her property in complement to this?

HAYASHI: Again, I am unable to locate Mrs. Jacob's property. I do know that she should be within 300 feet of the site.

STERLING: Does she live on it now?

HAYASHI: No, Commissioner Sterling.

STERLING: Well, if you give the technical interpretation of agriculture, she has to show income from agricultural land to keep it at agricultural land, doesn't she?

HAYASHI: That is correct.

JITCHAKU: On the blue-shaded area, is that Orchid Land Estates subdivision?

HAYASHI: That is correct, and further in the back is the Hawaiian Acres subdivision.

WATT: Would you go back one more time. If she does not have farm income, she can dedicate it to agricultural, can't she?

HAYASHI: I would like to refer that question to the Deputy Director.

FUKE: What was basically your question?

WATT: If she does not have farm income, she can't be taxed as an agricultural land but if she dedicates it to agriculture for a period of years, she can be taxed as agriculture.

FUKE: It is our understanding that the way land is assessed in that area, it is based on not only its zoning but also on how that land is actually being used and obviously, if the land is dedicated for agricultural purposes and subsequently accepted for dedication by the Department of Taxation, then of course there would be a reduced assessment.

WATT: But if it is dedicated to agricultural, it does not actually have to be farmed, does it?

FUKE: It is our understanding also that the criteria for dedication and prior to acceptance of the dedication, there has to be active agricultural use of the property.

WATT: But that would sure affect a lot of the land around Pahoa where Amfac has land not being used for agricultural purposes.

FUKE: Again, it is our understanding that if you do dedicate it, the land has to be used in some form of agricultural activity.

CHAIRMAN: For those of you present, I don't think this probably has anything to do with the present application.

STERLING: I just brought that up because of her comment that it would raise the taxes. But in the communication recently circulated to the Commissioners and signed by Mr. Farias, regarding the Kealakekua Ranch development, and he quoted the Ag law that there is one section within the Ag law that says if you dedicate to Ag, as I recall it, I thought I had it here, that house is located on that piece of property had to show as Ag income. I just brought it up because I thought it was rather a facetious letter. She is not even living on it and why should she be worried.

CHAIRMAN: Any further questions? If not, is the applicant or a representative of the applicant present?

SADILEK: I'm James Sadilek. I'm treasurer of the Spiritual Assembly of Puna. I did have something here that I was going to read but your staff man over here read it so I will just make myself available to answer any questions you might have.

CHAIRMAN: Do you have any comments on the staff presentation?

SADILEK: I could say that the nearest residence is -- can I go up to the map? I think it is up here, maybe one down here. Several hundred feet.

MURAKAMI: What is your total membership? Because I understand from the staff report, in time to come there might be traffic problems because the street is narrow.

SADILEK: Our total membership is in the neighborhood of forty, but the people that come to meetings, there are not that many, seldom over ten cars.

CHAIRMAN: It looks like there are more than ten people here tonight.

SADILEK: We had a little help from Hilo.

CHAIRMAN: What do you call this?

SADILEK: Spiritual Assembly, each judicial district on the island has an assembly.

FUKE: Do you have any plans right now for expansion? I would imagine that you intend to increase your membership. You ought to be aware that if you do expand the area, you will have to come before this Commission for an expansion of the use.

SADILEK: You are right, we do expect to expand but if we expand to where we outgrow this building, we will in all likelihood have the funds to purchase a piece of land in a different area that may be more suited to our purposes.

FUKE: So that in a sense you are thinking of this location as being somewhat temporary.

SADILEK: Hopefully, yes.

FUKE: How many members can your building accommodate right now comfortably?

SADILEK: We designed for 75 people.

CHAIRMAN: Any further questions?

HAYASHI: Yes, I'd like to ask Mr. Sadilek: Would the building be used for other community purposes, would other community organizations be allowed to use the building or is it solely for the Baha'i community?

SADILEK: At present, it is solely intended for the Baha'i community.

DOMINGO: You don't know if there are any public buildings around in this subdivision, do you?

SADILEK: To my knowledge, there isn't, no.

DOMINGO: It is mentioned that the building will consist of 1,015 square feet. Is this strictly for worship only?

SADILEK: No, it will be used for various types of meetings like school meetings, teaching, study meetings.

FUKE: Some of the questions we are asking is that if the Planning Commission recommends favorable action to the State Land Use Commission and subsequently they approve it, what we are thinking is perhaps if you are anticipating growth of the membership, it would be wise to plan for it and to make the request right now and obviate the need to come before this Commission and the State Land Use Commission again.

SADILEK: We just hadn't considered that. That would then require putting off this particular variance and reapplying, wouldn't it?

FUKE: No, not necessarily, except that if you have semidefinite plans for expansion, it could legitimately be considered part and parcel of this particular application. So what's being considered right now is a building not exceeding 1,100 square feet in size and conceivably after one or two years after the building is up, you may elect to expand it because of increased membership or change in functions of the building.

SADILEK: In view of our past growth, that would not be within one or two years. I hope it does.

CHAIRMAN: (seeing another Assembly member approach Sadilek) We will give you a chance to confer there.

SADILEK: Okay, if we can change now to say that we would like to be able to expand to, say, 3,000 square feet at some future date. As you can see from the map there is ample parking area in the back to take care of that.

FUKE: You are definitely thinking of only one building? Perhaps you might want to have one main building and attempt to construct separate restroom facility. For your purpose, you feel that just one building would be sufficient regardless of what the dimensions are? Some churches have one place for worship and other buildings for classes, community meetings and such.

SADILEK: I don't know, I think for our purposes just one building is sufficient.

CHAIRMAN: I think the Chair is now wondering where we are. Where does the application stand now?

FUKE: The application before you is basically for the construction of a worship facility or a church facility on the property. So in our recommendation to the Commission at this time, we would be disposed towards a favorable recommendation. We are not thinking of any building size limitation except we are thinking of just one structure.

CHAIRMAN: A structure for room for addition in the future?

FUKE: Assuming that the request goes through, we will probably recommend for one building and when they come in for building permit, obviously the building will be designed to their specification, 1100 square feet, and that would be the one building. And whatever is constructed that would be in a sense what the special permit was granted for. But in the event the church decides to expand it further, of course, you will be needing a special permit again. So it becomes critical when you submit your building permit that you have of such size and dimensions so as to minimize having to come before this Commission again.

CHAIRMAN: So now we are talking about a building but without dimensions or size.

FUKE: That's right.

MURAKAMI: I would like to ask Deputy, is restroom combined with this building?

FUKE: I would assume that the building would be completely selfcontained with the restroom facilities and kitchen facilities as well.

MURAKAMI: You mentioned only one building so I was just wondering.

CHAIRMAN: You mentioned meeting room, restroom, and kitchen?

SADILEK: Two restrooms.

JITCHAKU: Sidney, is it true in your statement that also maybe in a year or so, if they do want to expand couple hundred feet or so, they still have to come before us again?

FUKE: As the law is written, yes.

JITCHAKU: Even for an addition or expansion?

FUKE: That would constitute an expansion of a use not normally allowed in this zone. This is by virtue of the State Land Use Commission law, not necessarily the County zoning law.

CHAIRMAN: Any further questions? Thank you, Mr. Sadelik. Anyone present would like to give testimony on this application? Yes, ma'am.

MUSACCHIA: Mr. Chairman, may I have permission to distribute my testimony?

CHAIRMAN: You may.

MUSACCHIA: And also this basic fact sheet.

CHAIRMAN: You may.

MUSACCHIA: (Reads from written testimony)

CHAIRMAN: Thank you for the information which I find very interesting. Anyone else would like to come up to say something in favor or opposed? I think nobody is going to get up to say anything in opposition because you are all members and here to show support.

STERLING: I move to close the public hearing.

WATT: Second.

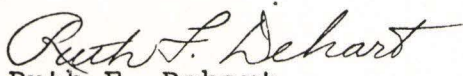
CHAIRMAN: It has been moved and seconded to close this public hearing on the Spiritual Assembly of Puna application. All those in favor, say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Opposed. Motion carried.

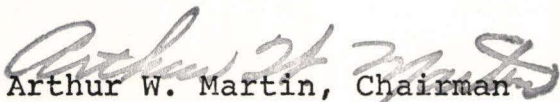
Public hearing declared duly closed at 8:30 p.m.

Respectfully submitted,



Ruth F. Dehart
Secretary Pro Tem

A T T E S T:



Arthur W. Martin, Chairman
Planning Commission

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: Councilroom, County Building, South Hilo, Hawaii

DATE: Thursday, October 16, 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: MAUNA ZIONA CHURCH

LOCATION: Present Mauna Ziona Church site located adjacent and to the north of the former Kalaoa School, mauka of the Old Government Mauka Road, Kalaoa 4th, North Kona.

TMK: 7-3-04:6

PURPOSE: Special permit request to allow the construction of restroom facilities for the existing church situated within the State Land Use Agricultural District.

2. APPLICANT: THE LOCAL SPIRITUAL ASSEMBLY OF THE BAHAI'S OF PUNA, INC.

LOCATION: Along 34th Avenue, approximately 500 feet from the Aulii Drive-34th Avenue intersection and 1,600 feet southeast of the Pahoa Government Road, within the Orchid Land Estates Subdivision, Keaau, Puna.

TMK: 1-6-09:347

PURPOSE: Special permit request to allow the establishment of a Bahai Community Center 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.

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

(Hawaii Tribune-Herald: October 6 and 14, 1975)

PUBLIC INFORMATION OFFICE
NATIONAL BAHÁ'Í CENTER
112 LINDEN AVENUE
WILMETTE, ILLINOIS 60091

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BAHÁ'Í FAITH

Fact Sheet

I. The Bahá'í Faith--An Independent World Religion

The Bahá'í Faith is an independent world religion with followers in almost every country. It is not eclectic, syncretic, an offshoot of Islám, or a sect of any other religion; and it does not claim to derive its inspiration from the sacred books of other religions. Its Founder, Bahá'u'lláh, asserts that His Message is a revelation direct from God, at the same time making it clear that He, the human vehicle of such a revelation, is "never to be identified with . . . the Essence of Divinity itself." He claims that all true religions come from the same Divine Source, that all the Prophets of God proclaim the Word of God, and that religious truth is continuous and relative, not final and absolute.

The Bahá'í Faith has its own sacred Scriptures, its own laws, its own administrative institutions, its own holy places--the most sacred of which are situated in the Holy Land on and near Mount Carmel.

A Bahá'í is a follower of Bahá'u'lláh, Whose name when translated from the Arabic means the "Glory of God." The term Bahá'í (pronounced Ba-há-ee) is used to denote either the Faith itself or a person who is a member of the Faith. The terms "Bahá'ist" or "Bahá'ism" are incorrect. Plural of Bahá'í is Bahá'ís.

II. Teachings of the Bahá'í Faith

- A. The oneness of God, the oneness of religion, and the oneness of mankind constitute the three basic principles of the Bahá'í Faith.
- B. God, in essence, is unknowable. However, His Word is made known through His Chosen Messengers.
- C. God is one, even though men have called Him by different names.
- D. God has revealed His Word in each period of history through a chosen individual, called variously a Prophet or Messenger, but whom Bahá'ís call the "Manifestation of God." Abraham, Moses, Buddha, Zoroaster, Christ, Muḥammad, among others, were Manifestations of God.
- E. Bahá'u'lláh is the Manifestation of God for this Age; some of His spiritual and social Teachings include the following principles:
 - 1. The independent search after truth, unfettered by superstition or tradition
 - 2. The oneness of the entire human race, the pivotal principle and fundamental doctrine of the Faith
 - 3. The basic unity of all religions

Exhibit T

4. The condemnation of all forms of prejudice, whether religious, racial, class, or national
 5. The harmony which must exist between religion and science
 6. The equality of men and women, the two wings on which the bird of humankind is able to soar
 7. The introduction of compulsory education
 8. The adoption of a universal auxiliary language
 9. The abolition of the extremes of wealth and poverty
 10. The institution of a world tribunal for the adjudication of disputes between nations
 11. The exaltation of work performed in the spirit of service to the rank of worship
 12. The glorification of justice as the ruling principle in human society and of religion as the bulwark for the protection of all peoples and nations
 13. The establishment of a permanent and universal peace as the supreme goal of all mankind
- F. Immortality
1. The reality of man is his soul, which is eternal; its progress is continuous.
 2. The life a man chooses to lead makes a difference in his immortal life.
 3. Heaven and hell are not places but conditions of the soul. Heaven is nearness to God and obedience to Him through love; hell is remoteness from God, disobedience to His Word, and the awareness of deprivation brought about by wrong choice.
- G. Ethical and Moral Behavior
1. The highest ethical and moral behavior is enjoined on Bahá'ís through the development of such attributes as truthfulness and honesty, purity and cleanliness in mind and body, courtesy, humility, trustworthiness, justice, compassion, mercy and forgiveness, chastity and fidelity. These attributes must govern the daily life of Bahá'ís.
 2. Service to humanity is regarded as a form of worship.
 3. Backbiting, gossip, and slander are strictly forbidden.
 4. Loyalty and obedience to government are obligatory.
 5. Promoting the welfare of humanity is the active concern of Bahá'ís, but they do not involve themselves in partisan politics.
- H. Other Laws and Ordinances Governing Bahá'í Life:
1. Daily prayer
 2. Annual fasting period
 3. Monogamy
 4. Consent of all living parents for marriage
 5. Discouragement of divorce, though it is permitted after waiting period of one year
 6. Prohibition of slavery, asceticism, mendicancy, monasticism and penance
 7. Non-use of alcohol and narcotics other than for medicinal purposes
 8. Non-participation in gambling
 9. Work at a craft, trade, or profession (idleness is condemned)
 10. Prohibition of cremation, if the law permits
 11. Obligation to educate all children

III. Major Figures of the Bahá'í Faith

- A. Bahá'u'lláh, Prophet-Founder of the Bahá'í Faith (1817-1892)
1. The name Bahá'u'lláh is Arabic and means the "Glory of God." Bahá'u'lláh was born in Tíhrán, Írán, November 12, 1817. He was the son of a government minister.

2. Upon hearing of the claim of the Báb to be a Prophet of God, Bahá'u'lláh embraced the Bábí Faith and became one of its staunchest adherents. In 1852, in a wave of severe Bábí persecutions, Bahá'u'lláh was imprisoned in an underground dungeon in Tihrán. There He received the first intimation that He was the Great Messenger of God foretold by the Báb. (The Founders of all other great world religions also promised the coming of such a Great Messenger).
 3. Upon His release from prison, a period of life-long exile and banishment began. While in exile in Baghdád in 1863 He announced His Prophetic Mission to His followers. After further exile to Constantinople and Adrianople, He was incarcerated in the Turkish penal colony of 'Akká. Although He remained nominally a prisoner until His death in 1892, Bahá'u'lláh was persuaded to move outside the gates of the prison-city after a nine-year confinement within prison walls. At Bahjí, where Bahá'u'lláh spent the last years of His life, many notables and government officials sought His presence.
- B. Báb, Prophet-Herald of the Bahá'í Faith (1819-1850)
1. The name Báb is Arabic and means "Gate." He was born in Shíráz, Írán, October 20, 1819.
 2. In 1844 He proclaimed Himself a Prophet of God and Herald of One greater than Himself, Whose coming would fulfill the prophecies of all the great religions and usher in a new Age.
 3. Because of His Teachings He and His followers were persecuted by the Muslim clergy. These persecutions persisted during His imprisonment and banishment and culminated in His public martyrdom in 1850 at Tabríz, Írán (then Persia). Some 20,000 of His followers were also martyred during the early history of the Faith.
- C. 'Abdu'l-Bahá, Eldest Son of Bahá'u'lláh (1844-1921)
1. The name 'Abdu'l-Bahá is Arabic and means "Servant of the Glory." He shared persecution, exile, and imprisonment with His Prophet-Father and remained a prisoner until 1908.
 2. He was appointed by Bahá'u'lláh in His written Will and Testament as the Center of His Covenant, to Whom all Bahá'ís must turn for instruction and guidance.
 3. After release from prison, 'Abdu'l-Bahá undertook extensive teaching tours in Egypt and Europe and spent eight months in the United States in 1912, where He spoke in churches, synagogues, universities, peace, philosophic, and scientific societies. His visits were given wide acclaim, and He was honored by government officials and community leaders throughout the country. He spoke in many major cities from coast to coast.
 4. 'Abdu'l-Bahá is regarded as the Perfect Exemplar of Bahá'u'lláh's Teachings but not as a divinely inspired Prophet.
- D. Shoghi Effendi, Guardian of the Bahá'í Faith (1896-1957)
1. Eldest grandson of 'Abdu'l-Bahá, Shoghi Effendi was appointed by Him in His written Will and Testament as the Guardian of the Bahá'í Faith. In 1921 he became, after 'Abdu'l-Bahá, the sole interpreter of the Bahá'í Teachings. Under his guidance the present Administrative Order was developed and the groundwork laid for the eventual election of the Universal House of Justice. After the death of Shoghi Effendi on November 4, 1957, the worldwide leadership of the Faith was assumed by the supreme administrative body ordained by Bahá'u'lláh--the Universal House of Justice. It was first elected in 1963.

IV. Sacred Scriptures and Literature of the Bahá'í Faith

- A. Sacred Scriptures consist of the Writings of Bahá'u'lláh, the Báb, and 'Abdu'l-Bahá. There are also numerous commentaries and explanations written by Shoghi Effendi, which, although not considered as sacred Scriptures, are regarded as equally valid.
1. Bahá'u'lláh wrote more than 100 volumes and Tablets including: the Kitáb-i-Aqdas (The Most Holy Book) which contains most of the laws and ordinances of the Faith; the Kitáb-i-Íqán (Book of Certitude) which explains the unity and continuity of religion; The Hidden Words, which presents the essence of all the revealed truth of all religion; and numerous other Writings which are included in such compilations as: Gleanings from the Writings of Bahá'u'lláh, excerpts on religion, man, and society; and Prayers and Meditations, which reveal God's purpose for man.
 2. The Báb's Writings consist mainly of the Persian Bayán, which tells of the coming of Bahá'u'lláh, and His commentary on the Súrih of Joseph (Qayyúmu'l-Asmá'). Many of the Báb's Writings have been lost or corrupted.
 3. Writings of 'Abdu'l-Bahá include: His Will and Testament in which He appoints Shoghi Effendi the Guardian of the Bahá'í Faith; and The Secret of Divine Civilization. Compilations of His letters to individuals and groups and many of His talks in Europe and America are published in such books as Paris Talks, Foundations of World Unity, Some Answered Questions, The Reality of Man, The Divine Art of Living, and the Tablets of the Divine Plan.
 4. Shoghi Effendi made many penetrating analyses of world events and provided guidance to the Bahá'ís throughout the world in the following works: God Passes By (a history of the Faith); The World Order of Bahá'u'lláh; The Advent of Divine Justice; The Promised Day Is Come. He also wrote numerous letters to Bahá'ís throughout the world, many of which have been compiled in a series of volumes.
 5. A cumulative history of the Faith is recorded in The Bahá'í World, which is published periodically.
 6. Other Bahá'í books include Bahá'u'lláh and the New Era, by J. E. Esslemont (an introductory text); All Things Made New, by John Ferraby; The Promise of All Ages, by George Townshend, Former Canon of St. Patrick's Cathedral, Dublin, Ireland, and Archdeacon of Clonfert. The many other books about various aspects of the Bahá'í Faith also include books for children.

V. Organization

- A. There is no clergy in the Bahá'í Faith.
- B. Administration is through elected bodies at the local, national, and international levels. Elections are democratic in form, though campaigning or nominating are not permitted. Bahá'í administrative institutions use a spiritual approach to group consultation to serve the needs of the Faith. The Administrative Order, ordained by Bahá'u'lláh and elaborated by 'Abdu'l-Bahá, has been so designed that it will "expand and adapt itself to the needs and requirements of an ever-changing society." Each of the administrative bodies appoints committees to assist in its work.
- C. Local Spiritual Assembly--A nine-member administrative body, elected annually on April 21, in every city, town, or judicial district where nine or more adult Bahá'ís reside.
- D. National Spiritual Assembly--A nine-member body elected annually by delegates at the National Bahá'í Convention. The delegates are elected according to proportionate

representation at annual state or similar conventions.

- E. Universal House of Justice--A nine-member body elected by the members of National Spiritual Assemblies throughout the world. Members presently serve for a five-year term. This is the highest unit in the Administrative Order, and it has legislative powers on matters not expressly revealed in the Bahá'í Scriptures.
- F. Hands of the Cause of God--Persons who were appointed by Bahá'u'lláh, 'Abdu'l-Bahá, and Shoghi Effendi especially to protect the Faith and assist with expansion. This group is assisted by the Continental Board of Counsellors.
- G. Continental Board of Counsellors--Persons appointed by the Universal House of Justice to assist the Hands of the Cause of God in carrying out their functions on each of the continents. This group is assisted by Auxiliary Boards, whose members are appointed by the Counsellors in consultation with the Hands of the Cause of God.
- H. Financial contributions for support of all Bahá'í activities are accepted from Bahá'ís only and are wholly voluntary; personal solicitation is forbidden.

VI. Bahá'í Calendar and Holy Days

- A. The Bahá'í calendar, based on the solar year, consists of 19 months, each with 19 days; the New Year falls on the vernal equinox (March 21). The solar year is equalized by four (five in Leap Year) intercalary days preceding the last Bahá'í month. The Bahá'í day begins and ends at sunset. The years, months, and days are named after the attributes of God, i.e., Splendor, Beauty, Sovereignty, etc.
- B. On the first day of each Bahá'í month, Bahá'ís meet for the Nineteen Day Feast. Its purpose is devotion, community consultation, and fellowship.
- C. Special anniversaries observed as Holy Days are:
 - 1. Feast of Naw-Rúz (New Year) March 21. According to the Bahá'í calendar this is the first day of the year and falls on the vernal equinox.
 - 2. Feast of Riḍván, April 21 - May 2 (1863). Riḍván is the period during which Bahá'u'lláh announced to His followers that He was the Promised One foretold by the Báb. April 21, April 29, and May 2 are observed as Holy Days during this period.
 - 3. Declaration of the Báb, May 23 (1844). The day on which He announced His Mission to His first disciple.
 - 4. Ascension of Bahá'u'lláh, May 29 (1892). The day on which Bahá'u'lláh died at Bahjí in the Holy Land.
 - 5. Martyrdom of the Báb, July 9 (1850). The day on which the Báb was publicly executed in the square of Tabríz, Írán.
 - 6. Birth of the Báb, October 20 (1819). The Báb was born in Shíráz, Írán.
 - 7. Birth of Bahá'u'lláh, November 12 (1817). Bahá'u'lláh was born in Ṭíhrán, Írán.
 - 8. Ascension of 'Abdu'l-Bahá, November 28 (1921). 'Abdu'l-Bahá died in Haifa, Israel.

VII. Houses of Worship

- A. At present there are five Bahá'í Houses of Worship. They are located at or near the following cities: Frankfurt, Germany; Sydney, Australia; Kampala, Uganda, Africa; Wilmette, Illinois, U.S.A.; and Panama City, Panama. Other Houses of Worship will be built in the future.
- B. The only architectural requirement is that all Bahá'í Houses of Worship be nine-sided and surmounted by a dome.

- C. Institutions accessory to the House of Worship, such as a school, a hospital, and a home for the aged, are to be dedicated to the service of mankind and will eventually be established in the vicinity of each House of Worship. The first such institution, a home for the aged, has been established near the Bahá'í House of Worship in Wilmette, Illinois.
- D. Bahá'í Houses of Worship are places for prayer and meditation and are open to all people, regardless of race, religion, or class. Services are simple, without ritual, and consist of selected readings, prayers, and meditations from the Sacred Writings of the Bahá'í Faith and other religions of the world. Music is provided by vocal soloists and an a cappella choir.

VIII. World Center of the Bahá'í Faith

The Bahá'í World Center is situated in the Holy Land on the slopes of Mount Carmel overlooking the seaport of Haifa and the twin city of 'Akká, where Bahá'u'lláh was imprisoned, and in properties near 'Akká. The international administrative body of the Bahá'í Faith is located at the World Center on Mount Carmel, as are the International Archives Building, repository of original Bahá'í Scriptures and historical items; the golden-domed Shrine of the Báb, tomb of the Báb and burial place of 'Abdu'l-Bahá; and various administrative offices. Another extensive area on Mount Carmel, owned by Bahá'ís, is the planned site for additional buildings. Other Shrines and Holy Places located at the World Center are a few miles from Haifa. The Mansion at Bahjí, where Bahá'u'lláh spent the last years of His life, is now a Bahá'í museum; His burial place near Bahjí is a Shrine surrounded by beautiful gardens.

IX. The Bahá'í Faith in the United States

A. General History

1. Bahá'u'lláh was first mentioned in the United States in 1893 at the World Congress of Religions at the Columbia Exposition in Chicago.
2. First Bahá'í group in America was formed in Chicago in 1894 and the first U.S. Bahá'í Convention was convened in 1907.
3. April 11 through December 5, 1912, was the period of 'Abdu'l-Bahá's visit to America.
4. On May 1, 1912, 'Abdu'l-Bahá laid the cornerstone for the Bahá'í House of Worship in Wilmette, Illinois. Work on the Temple began in December 1920. The exterior was completed in 1943, the interior was completed in 1952, and the edifice was formally dedicated May 2, 1953.
5. The first National Spiritual Assembly of the Bahá'ís of the United States and Canada was formed in 1925. In 1948 the United States and Canada formed separate National Spiritual Assemblies.

- B. Bahá'í House of Worship is located at the corner of Sheridan Road and Linden Avenue in Wilmette, Illinois, on the shore of Lake Michigan north of Chicago. This structure rises 191 feet from the basement floor to the pinnacle. The unique design of the House of Worship and its concrete and quartz lace-like ornamentation have made it world famous. There have been almost 3 million visitors to the House of Worship. It is surrounded by nine gardens and fountains. The House of Worship and landscaping cost nearly \$3 million, all of which was contributed voluntarily by Bahá'ís around the world.

- C. The National Bahá'í Headquarters is adjacent to the Bahá'í House of Worship at 112 Linden Avenue, Wilmette, Illinois. The Bahá'í Publishing Trust is located nearby at 415 Linden Avenue, Wilmette, Illinois.
- D. The Bahá'í Home for the Aged, located at 401 Greenleaf Avenue, Wilmette, Illinois, is an accessory to the Bahá'í House of Worship and exemplifies the principle that devotion to God must be fulfilled in service to one's fellow men without discrimination of race, class, or creed. The Home is open to all persons over 65. Its construction and part of the operating costs are met by voluntary contributions from Bahá'ís.
- E. Bahá'í Summer Schools, also open to all people regardless of race, class, or creed, are held throughout the U.S. to provide facilities for studying the Bahá'í Faith and are regarded as the forerunners of Bahá'í universities. Bahá'í-owned schools are located at Eliot, Maine; Geyserville, California; Davison, Michigan; Hemingway, South Carolina. Other schools are operated at camps or on college campuses across the United States.
- F. The annual National Convention of the Faith is held during the latter part of April at the National Center in Wilmette, Illinois. Delegates from the 48 continental states gather to elect the nine-member administrative body--the National Spiritual Assembly--and to consult on the progress of the Faith nationally and worldwide. Alaska and Hawaii each has its own National Spiritual Assembly.
- G. The National Spiritual Assembly of the Bahá'ís of the U.S. sponsors several nationwide special events each year. At present these events include:
 - World Religion Day - Third Sunday in January
 - Race Unity Day - Second Sunday in June
 - World Peace Day - Third Sunday in September
 - Birth of Bahá'u'lláh - November 12
 In addition, special emphasis is given by Bahá'ís each year to United Nations Day, October 24, and United Nations Human Rights Day, December 10.
- H. The Bahá'í Publishing Trust, 415 Linden Avenue, Wilmette, Illinois, publishes and handles the sale of authorized Bahá'í literature, pamphlets, study courses, posters, audio-visual materials, etc. Literature and Special Materials catalogs are issued periodically by the Publishing Trust.
- I. Bahá'í Service for the Blind--Braille editions and tape recordings of most Bahá'í books have been issued. These are sold to Bahá'ís by the Bahá'í Service for the Blind, which also maintains a lending library. Recorded subscriptions to Bahá'í News, National Bahá'í Review, The American Bahá'í, and World Order are available to Bahá'ís who are blind.
- J. North American Bahá'í Office for Human Rights (NABOHR) was established in 1968 by the National Spiritual Assembly of the Bahá'ís of the United States to further the achievement of human rights. The office received the Silver Anvil Award of the Public Relations Society of America in 1968 for its activities on behalf of International Human Rights Year. The office has sponsored numerous regional and national conferences on human rights and education. National office is located at 112 Linden Avenue, Wilmette, Illinois.
- K. News Organs
 - 1. Bahá'í News, National Bahá'í Review, and The American Bahá'í are monthly publications for Bahá'ís.
 - 2. World Order is a quarterly journal intended to stimulate, inspire, and serve thinking people in their search to find relationships between contemporary life and contemporary religious teachings and philosophy. It features articles by Bahá'í and non-Bahá'í authors.
 - 3. Child's Way is a bimonthly magazine for children featuring Bahá'í prayers and Writings, stories, songs, poems, games, and scientific projects.

- L. Films--The following 16 mm color, sound films on the Bahá'í Faith are available.
1. And His Name Shall Be One. Produced by CBS Television for the television series "Lamp Unto My Feet." (30 minutes).
 2. A New Wind. Produced by George Stoney. The film focuses on the Bahá'í World Center and three widely separated Bahá'í communities around the world. It depicts how the Faith effects changes in the lives of its followers. (30 minutes).
 3. It's Just the Beginning. Produced by Kiva Films. The film is about Bahá'í youth. They tell why they are Bahá'ís, what the Bahá'í Faith teaches, and how it can solve the problems facing modern man.
 4. Have You Heard the News, My Friend? Produced by Kiva Films. The film shows the spread of the Bahá'í Faith in the southern United States and in Jamaica and discusses its Teachings. (24 minutes).
 5. Give Me That New Time Religion. Produced by Kiva Films. The film shows a Bahá'í music festival featuring Dizzie Gillespie, Seals and Crofts, Geraldine Jones, and Linda Marshall, who discuss the Bahá'í Faith and sing songs related to it. (21 minutes).
- M. The Bahá'í Faith, as a non-governmental agency, is represented at the United Nations. The Bahá'í International Community has consultative status with the Economic and Social Council. The U.S. Bahá'í Community has a Non-Governmental Organization observer accredited to the United Nations Public Information Office.

X. Teaching the Bahá'í Faith

A. Conditions of Membership

1. Membership is open to all who accept the tenets of the Bahá'í Faith, recognize the station of the principal Figures, and accept the Bahá'í Writings and Administrative Order.
2. Normally, application for membership is made to the Local Spiritual Assembly.
3. While they are not eligible to vote in Bahá'í elections until 21 years of age, youth may participate on committees appointed by local, national, or international administrative bodies.

B. Expansion of the Bahá'í Faith

1. Since there is no clergy in the Faith, the responsibility for teaching and spreading the Faith rests with the individual Bahá'í. Public meetings are sponsored by local administrative bodies, and individual Bahá'ís hold fireside discussions.
2. Volunteer teachers, known as pioneers, relocate in areas where the Bahá'í Faith is not yet known, both within their country and in other areas of the world. Hundreds have assisted and are assisting in establishing the Faith in Europe, Asia, Africa, Latin America, the Pacific, and the Arctic. Much of the pioneering entails great sacrifice on the part of the individual believers, who without hesitation leave homes, jobs, and comforts for privations and who often brave dangers in their efforts to spread the Faith.

XI. Bahá'í Glossary

'Abdu'l-Bahá	Abd-ol-Bahá	Eldest son of Bahá'u'lláh. Name is Arabic and means "The Servant of the Glory."
Báb	rhymes with throb	The Prophet-Herald of the Bahá'í Faith. The title is Arabic and means "The Gate."

Bahá'í	Ba-há-ee (Ba-high)	Used to denote either the Faith itself or a person who is a member of the Faith, a follower of Bahá'u'lláh. Plural of Bahá'í is Bahá'ís (Ba-há-ees - Ba-highs).
Bahá'u'lláh	Ba-há-ol-láh	The Prophet-Founder of the Bahá'í Faith. Name is Arabic and means the "Glory of God."
Mashriqu'l-Adhkár	mash-reck-ol-as-car	Name of Bahá'í House of Worship. Means "Dawning-place of the Praises or Remembrances of God."
Naw-Rúz	no-rooz	Bahá'í New Year's Day.
Riḍván	rezz-von	The period from April 21 to May 2 (1863) during which Bahá'u'lláh announced to His followers that He was the Promised One foretold by the Báb. Celebrated annually by the Bahá'ís.

QUOTATIONS FROM THE BAHÁ'Í WRITINGS

Inscriptions carved above the nine entrances to the Bahá'í House of Worship, Wilmette, Illinois, are the Words of Bahá'u'lláh:

"The earth is but one country, and mankind its citizens."

"The best beloved of all things in My sight is Justice; turn not away therefrom if thou desirest Me."

"My love is My stronghold; he that entereth therein is safe and secure."

"Breathe not the sins of others so long as thou art thyself a sinner."

"Thy heart is My home; sanctify it for My descent."

"I have made death a messenger of joy to thee; wherefore dost thou grieve?"

"Make mention of Me on My earth that in My heaven I may remember thee."

"O rich ones on earth! The poor in your midst are My trust; guard ye My trust."

"The source of all learning is the knowledge of God, exalted be His Glory."

". . . the Essence of God is incomprehensible to the human mind, for the finite understanding cannot be applied to this infinite Mystery."

'Abdu'l-Bahá, Bahá'í Revelation, p. 232

"And since there can be no tie of direct intercourse to bind the one true God with His creation . . . He hath ordained that in every age and dispensation a pure and stainless Soul be made manifest in the kingdoms of earth and heaven. . . .

. . . Through the Teachings of this Daystar of Truth every man will advance and develop until . . . he can manifest all the potential forces with which his inmost true self hath been endowed."

Bahá'u'lláh, Gleanings from the Writings of Bahá'u'lláh, pp. 66-68

"Who, contemplating the helplessness, the fears and miseries of humanity in this day, can any longer question the necessity for a fresh revelation of the quickening power of God's redemptive love and guidance? Who, witnessing on one hand the stupendous advance achieved in the realm

of human knowledge, of power, of skill and inventiveness, and viewing on the other the unprecedented character of the sufferings that afflict, and the dangers that beset, present-day society, can be so blind as to doubt that the hour has at last struck for the advent of a new Revelation, for a re-statement of the Divine Purpose, and for the consequent revival of those spiritual forces that have, at fixed intervals, rehabilitated the fortunes of human society? Does not the very operation of the world-unifying forces that are at work in this age necessitate that He Who is the Bearer of the Message of God in this day should not only reaffirm that self-same exalted standard of individual conduct inculcated by the Prophets gone before Him, but embody in His appeal, to all governments and peoples, the essentials of that social code, that Divine Economy, which must guide humanity's concerted efforts in establishing that all-embracing federation which is to signalize the advent of the Kingdom of God on this earth?"

Shoghi Effendi, The World Order of Bahá'u'lláh, pp. 60-61

"Verily I say, this is the Day in which mankind can behold the Face, and hear the Voice, of the Promised One. The Call of God hath been raised, and the light of His Countenance hath been lifted up upon men."

Bahá'u'lláh, Gleanings from the Writings of Bahá'u'lláh, pp. 10-11

"This is the changeless Faith of God, eternal in the past, eternal in the future."

Ibid., p. 136

". . . the essence of all the Prophets of God is one and the same. Their unity is absolute. . . .
. . . Every Prophet Whom the Almighty and Peerless Creator hath purposed to send to the peoples of the earth hath been entrusted with a Message, and charged to act in a manner that would best meet the requirements of the age in which He appeared. God's purpose in sending His Prophets unto men is twofold. The first is to liberate the children of men from the darkness of ignorance, and guide them to the light of true understanding. The second is to insure the peace and tranquility of mankind, and provide all the means by which they can be established."

Ibid., pp. 78-80

"All men have been created to carry forward an ever-advancing civilization. The Almighty beareth Me witness: To act like the beasts of the field is unworthy of man. Those virtues that befit his dignity are forbearance, mercy, compassion and loving-kindness towards all peoples and kindreds of the earth."

Ibid., p. 215

"First and foremost among these favors, which the Almighty hath conferred upon man, is the gift of understanding. His purpose in conferring such a gift is none other except to enable His creature to know and recognize the one true God. . . . This gift giveth man the power to discern the truth in all things, leadeth him to that which is right, and helpeth him to discover the secrets of creation."

Ibid., pp. 194-95

"Humanity has emerged from its former state of limitation and preliminary training. Man must now become imbued with new virtues and powers, new moral standards, new capacities. New bounties, perfect bestowals, are awaiting and already descending upon him. The gifts and blessings of the period of youth, although timely and sufficient during the adolescence of mankind, are now incapable of meeting the requirements of its maturity."

'Abdu'l-Bahá, quoted in Shoghi Effendi, The Promised Day Is Come, p. 123

"That which the Lord hath ordained as the sovereign remedy and mightiest instrument for the healing of all the world is the union of all its peoples in one universal Cause, one Common Faith."

Bahá'u'lláh, Gleanings from the Writings of Bahá'u'lláh, p. 255

"A world federal system, ruling the whole earth and exercising unchallengeable authority over its unimaginably vast resources, blending and embodying the ideals of both the East and the West, liberated from the curse of war and its miseries, and bent on the exploitation of all the available sources of energy on the surface of the planet, a system in which Force is made the servant of Justice, whose life is sustained by its universal recognition of one God and by its allegiance to one common Revelation--such is the goal towards which humanity, impelled by the unifying forces of life, is moving."

". . . such indeed, appears, in its broadest outline, the Order anticipated by Bahá'u'lláh, an Order that shall come to be regarded as the fairest fruit of a slowly maturing age."

Shoghi Effendi, The World Order of Bahá'u'lláh, pp. 204, 41

APPRECIATIONS OF THE BAHÁ'Í FAITH

"It is a wondrous message that Bahá'u'lláh and His son 'Abdu'l-Bahá have given us. They have not set it up aggressively, knowing that the germ of eternal truth which lies at its core cannot but take root and spread."

Queen Marie of Rumania, from the Toronto Daily Star, May 4, 1926

"In a Hellenizing World early in the second century of the Christian Era the Christian Church loomed no larger, in the sight of an Hellenically educated dominant minority, than the Bahá'ís . . . were figuring in the sight of the corresponding class in a Westernizing World mid-way through the twentieth century."

Arnold J. Toynbee, A Study of History, Vol. VII

"When I find myself in Chicago and when, traveling northwards out of the city, I pass the Bahá'í temple there, I feel that in some sense this beautiful building may be a portent of the future."

Arnold J. Toynbee, Christianity Among the Religions of the World, 1957

"The Bahá'í emphasis on the unity of religions is the richest adornment of our contemporary faith. . . . The words of Bahá'u'lláh, which have become a challenge and a working formula for our time, have long been my text, 'The earth is but one country, and mankind its citizens.'"

Marcus Bach, Dept. of Religion, U. of Iowa. From Message of Greeting at time of dedication of Bahá'í House of Worship, Wilmette, Illinois, 1953

"Like the early Christians, Bahá'ís live their faith. In America, they have pioneered in creating truly integrated communities. . . .

. . . Because their belief is a form of action, Bahá'ís are proving in action Bahá'u'lláh's vision: 'Ye are the fruits of one tree and the leaves of one Branch.'"

Ebony Magazine, April 1965

"The only one (contemporary religion) unambiguously and almost single-mindedly consecrated to the job of unifying mankind is the Bahá'í Faith."

W. Warren Wagar, The City of Man, 1963

"Bahá'u'lláh, in the judgment of many, possessed the tenderness of St. Francis, the courage of Socrates, the meekness of Moses, the sanity of Confucius, the missionary vigor of Mohammad, the moral majesty of Isaiah, the compassion of Buddha and the saintliness of Jesus."

"Today several millions of people throughout the world hail this person as the Hope of World Peace and the Savior of all Mankind."

Dr. David Rhys Williams, First Unitarian Church, Rochester, N.Y.,
World Religions and the Hope for Peace, 1951

"This Bahá'í Movement is the greatest light that has come into the world since the time of Jesus Christ. You must watch it and never let it out of your sight. It is too great and too near for this generation to comprehend. The future alone can reveal its import."

Dr. Benjamin Jowett, Master of Balliol, Oxford University, Quoted by
Professor Lewis Campbell, in article by Louise Drake Wright, 1906-07

WORLDWIDE STATISTICS ON THE BAHÁ'Í FAITH

- I. Growth -- Worldwide growth of the Faith can be divided into five periods as follows:

	<u>Countries and Territories Opened to the Faith</u>
A. Ministry of Báb (1844-1850)	2
B. Ministry of Bahá'u'lláh (1853-1892)	13
C. Ministry of 'Abdu'l-Bahá (1892-1921)	35
D. Period of Guardianship (1921-1957)	200
E. To present (1957 -)	333
Countries opened to the Faith	
N.B. Independent countries	137
Significant territories and islands	<u>196</u>
	333

- II. Number of localities where Bahá'ís reside:

A. United States (as of December 1972).	6,200
B. Worldwide (as of July 1972).	60,591

- III. Number of Administrative Bodies:

A. National Spiritual Assemblies	113
B. Local Spiritual Assemblies (as of April 1972)	14,105
C. Local Spiritual Assemblies (U.S.) (as of December 1972)	877

- IV. Miscellaneous Statistics

A. Number of languages into which Bahá'í literature has been translated and published -- in excess of	501
B. Bahá'í Schools and Institutes	117
C. Sites acquired for future Houses of Worship -- over . .	83
D. Number of tribes and minority groups represented in the Faith -- in excess of	1,518

Authorized news media may obtain glossy reproductions of photographs from:



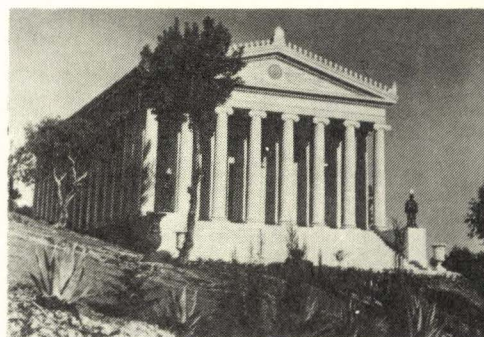
Shrine of the Báb, on
Mt. Carmel, Haifa, Israel

**Public Information Office
National Bahá'í Center
112 Linden Avenue
Wilmette, Illinois 60091**

Telephone: (312) 256-4401



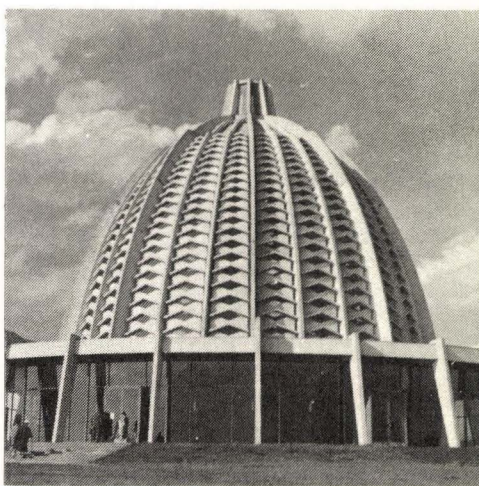
Bay of Haifa with Shrine of the Báb
on Mt. Carmel in the foreground.



International Bahá'í Archives Building,
Haifa, Israel.



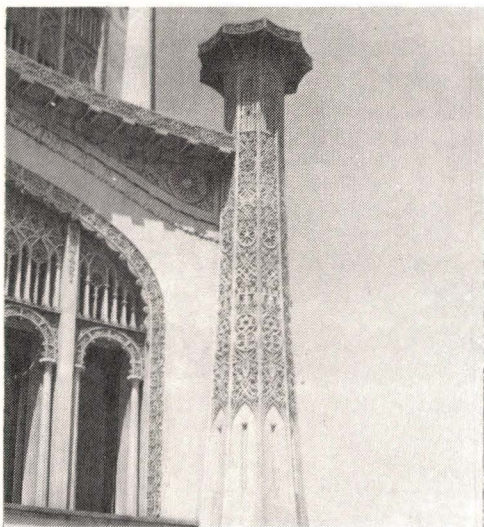
Bahá'í House of Worship,
Wilmette, Illinois, U.S.A.



Bahá'í House of Worship,
Frankfurt, Germany



Bahá'í House of Worship,
Panama (completed 1972).



Religious symbols in pylon design, Bahá'í
House of Worship, Wilmette, Illinois.



Bahá'í House of Worship,
Sydney, Australia.



Bahá'í House of Worship,
Kampala, Uganda, Africa.

THE NATIONAL SPIRITUAL ASSEMBLY
OF THE
BAHA'IS OF THE HAWAIIAN ISLANDS
3264 ALLAN PLACE, HONOLULU, HAWAII 96817

October 14, 1975.

Members of the Planning Commission:

My name is Evelyn Musacchia and I am one of the secretaries of the National Spiritual Assembly of the Baha'is of the Hawaiian Islands. As a member of the National Assembly, I am speaking on behalf of the twenty-eight Baha'i communities in Hawaii in favor of the special permit.

These communities are governed by local Assemblies, twenty-one of which are incorporated. Our World Center is located on Mount Carmel in Haifa, Israel, and we have more than 119 National Assemblies all over the world, thousands of local Assemblies and membership in the Faith running into millions.

Since we do not have the usual church or synagogue, it is each community's goal to have a meeting place where the members may gather for various activities of a religious and social nature, and to discuss the business affairs of the Faith.

The Baha'i communities, in coming together in the meeting places, find they develop a wider and deeper understanding of the purpose and value of human life. They develop a sense of worth, assurance, and courage, as well as a sense of direction which are dependent upon the attainment of spiritual as well as material goals. We feel that if human beings are to realize fully their potentialities and be willing to contribute their talents and skills to aid others in attaining happiness, they become better citizens, and the word 'progress' has a broader and deeper meaning.

The land in Puna has been purchased with this in mind, to fulfill the goal of the Puna Baha'i Community. In all areas around the world where local Centers exist they have proven to be welcome additions to the neighborhood, with properties being kept up and Baha'is being good neighbors in every sense of the word.

For further information about the Baha'i Faith we are attaching a fact sheet for your perusal.

Sincerely yours,

Evelyn Musacchia
Evelyn Musacchia

/d

Exhibit U

October 14, 1975

Mrs. M. Bailey Jacobs
1547 Ala Wai Boulevard
Honolulu, HI 96815

Re: Local Spiritual Assembly of the Baha'is of Puna, Inc.,
Special Permit - Baha'i Community Center
TMK: 1-6-09:347

Thank you for your letter of October 9, regarding the abovedescribed Special Permit application. Your letter of objection to the proposed use will be presented to the Planning Commission at its meeting on October 16, 1975.

Should you have any questions in the meantime, please feel free to contact this office.

Sidney M. Aue

f RAYMOND SUEFUJI
Director

NH:rfd

Exhibit S

OCT 14 1975

1547 Ala Wai Boulevard
Honolulu, Hawaii 96815

October 9, 1975.

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

RE: (TMK: 1-6-09:359). Special Permit Application--Keaau, Puna,
Hawaii. Tax Map Key 1-6-09:347

Dear Sir:

Thank you for your letter of October 3 re above subject.

Because I feel the Spiritual Assembly Center planned is probably in the nature of a church, on which no property taxes will be assessed (which I believe is the case in Hawaii), this could mean higher taxes for the other land holders in Orchid Land Estates.

Therefore I am NOT in favor of this request to construct such a center.

Sincerely,


(Mrs.) M. Bailey Jacobs

Exhibit R

DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Date: October 8, 1975

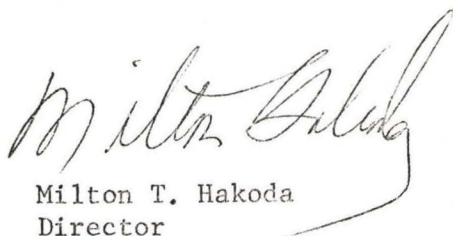
TO: PLANNING DEPARTMENT

FROM: DEPARTMENT OF PARKS & RECREATION

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

FOR: Bahai's of Puna, Inc. TMK 1-6-09:347

We have no comments to offer on the subject request.



Milton T. Hakoda
Director

GM:ai

Exhibit L

October 3, 1975

The Local Spiritual Assembly
of the Bahai's of Puna, Inc.
c/o Mr. James Sadilek
P. O. Box 711
Pahoa, HI 96778

Re: Notice of a Public Hearing
Special Permit Application
Tax Map Key 1-6-09:347

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 Thursday, October 16, 1975 at the Councilroom, County Building, South Hilo, 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.

Raymond Suefuji
Director

lat:sk

Enclosure

OCT 3 1975

Exhibit to



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

COUNTY OF
HAWAII

October 3, 1975

Dear Property Owner: (TMK:

Re: Special Permit Application - Keaau, Puna, Hawaii
Tax Map Key 1-6-09:347

You are hereby notified that a request for a special permit to allow the establishment of a Bahai Community Center within the State Lane Use Agricultural District has been submitted by The Local Spiritual Assembly of the Bahai's of Puna, Inc.

The proposed development is to be located along 34th Avenue, approximately 500 feet from the Aulii Drive-34th Avenue intersection and 1,600 feet southeast of the Pahoa Government Road, within the Orchid Land Estates Subdivision, Keaau, Puna, Hawaii..

A public hearing on the subject among others will be held beginning at 7:00 p.m. on Thursday, October 16, 1975 in the Council Room, County Building, South Hilo, Hawaii.

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

Raymond Suefuji
Director

lat

Enclosure

Exhibit O

JAMES SADILEK (1 ACRE)

LAHA'IS OF PUNA COMMUNITY CENTER

1-G-09:302 WILLIAM J HANSEN

3051 GREENBRIAR WIDE LAC VONA HI 89121

303 SUMIDA IWAO

649 KAMAHAMEHA HWY PEARL CITY 96792

346 RICHARD CHITTENDEN

8555 TERRACE DRIVE EL CERRITO CA 94530

348 DAVID SCHREIBER % POY ODA

3569 D HARDING AVE, HONOLULU 96816

357 HAROLD HOSKI ECT. % CHRIS VICARI

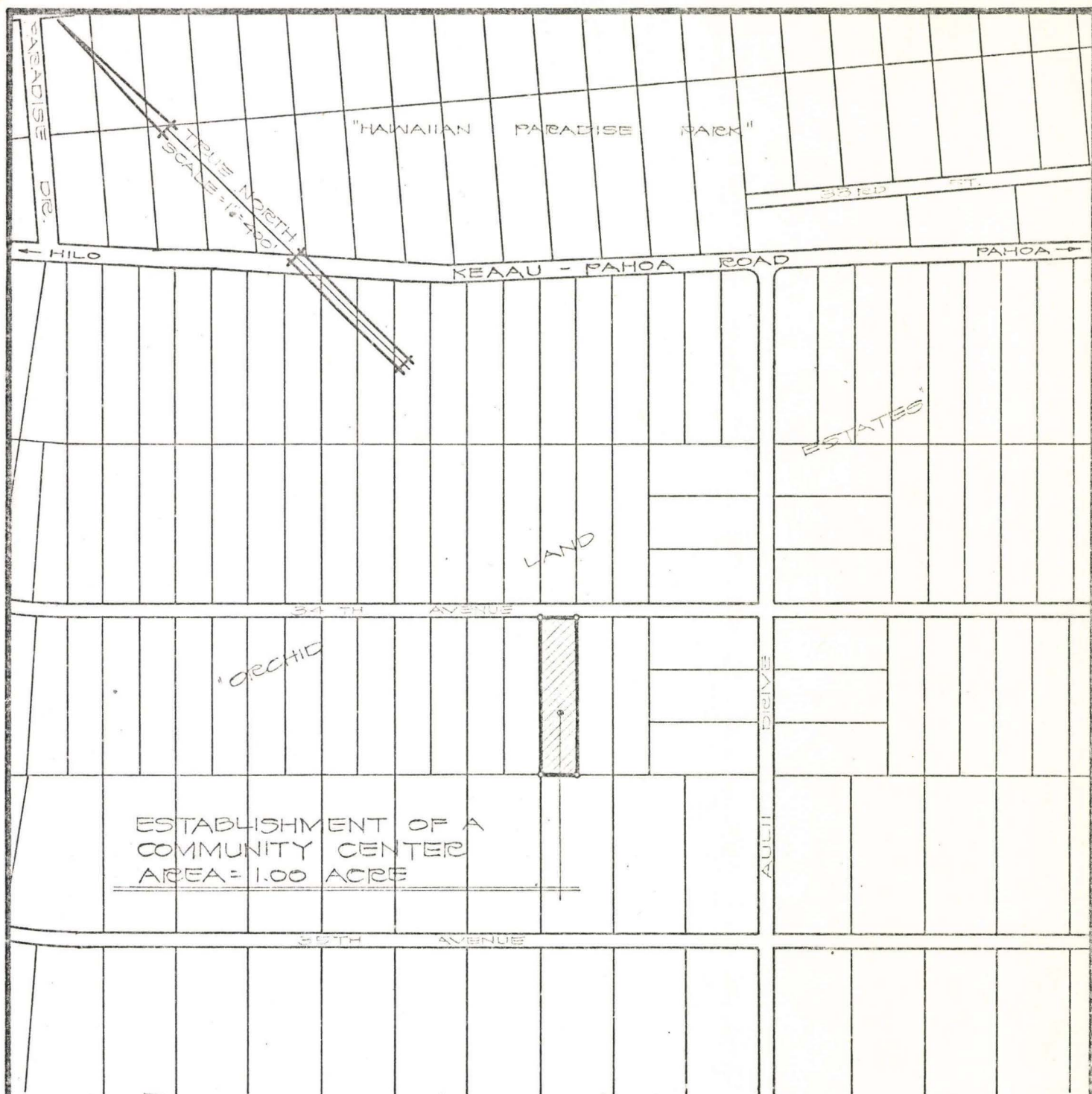
3167 CREEKSIDE DR SAN JOSE CA 95132

358 MR & MRS. DAVID GRUBB

236 PAIKO DR, HON HAW 96921

359 MARGUERITE JACOBS ETAL % BAILEY JACOB

1547 ALA WAI BLVD, HON HI 96815



SPECIAL PERMIT REQUEST

ESTABLISHMENT OF A COMMUNITY
CENTER (MEETING HALL)

KEAAU, PUNA, HAWAII

TAX MAP KEY : 1-6-09 : 347

REQUEST BY : THE LOCAL SPIRITUAL ASSEMBLY OF
THE BAHAI'S OF PUNA, INC.

OCT. 2, 1975



COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



OUR REFERENCE

YOUR REFERENCE

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

September 15, 1975

TO : RAYMOND SUEFUJI, PLANNING DIRECTOR
FROM : GEORGE IRANON, INSPECTOR, ADMINISTRATIVE DIVISION
SUBJECT: SPECIAL PERMIT APPLICATION
THE LOCAL SPIRITUAL ASSEMBLY OF THE BAHAI'S OF PUNE, INC.
(JAMES SADILEK)

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

Attached is a copy of Captain Hayashida's memo regarding the parking situation.


GEORGE IRANON
INSPECTOR

GI/k

Enc.

Exhibit K

TO : EDWARD W. ROSEHILL, JR., INSPECTOR, COUNTRY OPERATIONS
FROM : TOSHIAKI HAYASHIDA, CAPTAIN, DISTRICT IB
SUBJECT : APPLICATION FOR SPECIAL PERMIT BY JAMES SADILEK

9-10-75: 1130 Hrs.: made a physical check in the approximate area of lot #347 on 34th Avenue, Orchid Land Estate. Approximate area was checked since there are no lot numbers in the area and no homes nearby.

The only problem I can foresee would be parking. At the present time there is hardly any traffic but when more people build and move into the area, we will have a traffic problem. The roadway at the present time is narrow and not paved.

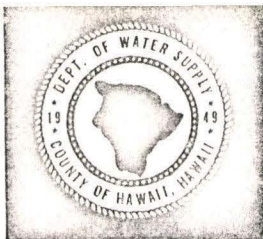
If the people put in ample parking area in their property, this will help. The only problem I can foresee in the distant future is parking.

Other than parking, I see no problem if the people comply with the Land use Laws and Regulations.

Sum
(Signature)
Toshiaki HAYASHIDA #11
Capt. 2W D-IB
9-10-75 1205 Hrs.

J

Exhibit K



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

September 11, 1975

TO: Planning Department

FROM: Department of Water Supply

SUBJECT: Special Permit Application
The Local Spiritual Assembly of the Bahai's of Puna, Inc.
TMK: 1-6-09:347

Please be advised that there is no public water system near the applicant's parcel.

E. W. Stoker

Akira Fujimoto
Manager

GK

... Water brings progress...

Exhibit J



E. ALVEY WRIGHT
DIRECTOR

DEPUTY DIRECTORS
DOUGLAS S. SAKAMOTO
WALLACE AOKI

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
HAWAII DISTRICT
50 MAKAAALA STREET
P. O. BOX 276
HILO, HAWAII 96720

IN REPLY REFER TO:

HWY-H 75-2.928

September 10, 1975

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
Local Spiritual Assembly of the Bahai's of Puna, Inc.
TMK 1-6-09:347

We have no objections on the proposed action but have the following comments:

1. Landscaping should be provided for noise abatement.
2. Water requirements should be evaluated.

A handwritten signature in cursive script, appearing to read "Chas L. Schuster".

CHAS L. SCHUSTER

Exhibit J

GEORGE R. ARIYOSHI
GOVERNOR



JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

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

September 10, 1975

MEMORANDUM

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

Subject: Special Permit Application
The Local Spiritual Assembly of the Bahai's of Puna, Inc.
TMK: 1-6-09:347

The Department of Agriculture has reviewed the subject application for special permit use and has no objection. There is no apparent agricultural impact.

Thank you for the opportunity to comment.

for Yukio Kitagawa
John Farias, Jr.
Chairman, Board of Agriculture

Exhibit 11

HAWAII COUNTY FIRE DEPARTMENT

TO: Mr. Raymond Suefuji, Director
Planning Department

DATE: Sept. 10, 1975

FROM: Inspector Teruichi Kohashi

SUBJECT: Special Permit Application
The Local Spiritual Assembly of the Bahai's of Puna
TMK: 1-6-09:347

No fire protection and no water available other than tanks.

Nearest fire station located at Pahoa. This station is
in service only during the day.

Teruichi Kohashi
Fire Inspector

HAWAII ELECTRIC LIGHT COMPANY, INC.

P. O. BOX 1027 HILO, HAWAII-96720



September 8, 1975

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

Attention: Mr. Raymond Suefuji, Director

Subject: Special Permit Application

Gentlemen:

We have no comments to the following application:

Special Permit Application
The Local Spiritual Assembly of the
Bahai's of Puna, Inc.
TMK: 1-6-09:347

Very truly yours,

A handwritten signature in dark ink, appearing to be 'JN' followed by a stylized flourish.

Jitsuo Niwao, Manager
Engineering Department

JN:bk

Exhibit E

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Highways, Health, ~~REDACTED~~, P&R,
DOE, Police, Fire, Soil Conserv., Dept of Ag., HELCO, Corp Cnsl, Virginia Date: August 29, 1975

From: Planning Director

Subject: Special Permit Application
The Local Spiritual Assembly of the Bahai's of Puna, Inc
TMK: 1-6-09:347

Attached is an application of James Sadilek for a Special Permit. Please review and send us any comments within two weeks from the above date. Thank you very much.



Raymond Suefuji
Director

lgv
Encl.

Exhibit D

SEP 8 1975

August 29, 1975

James Sadilek
P. O. Box 711
Pahoa, Hawaii 96778

Re: Special Permit - The Local Spiritual Assembly of the Bahai's
of Puna, Inc

TMK: 1-6-09:347

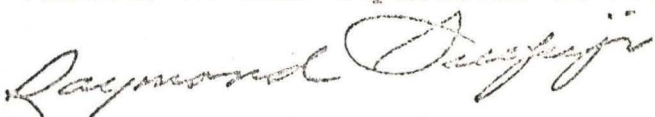
This is to acknowledge receipt on August 28, 1975 of the above described special permit application.

The County Planning Commission shall 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 receipt of the application. The Planning Commission shall then act on the application, not earlier than fifteen (15) days after the public hearing but within a reasonable time thereafter. Should the Planning Commission recommend favorably on the request, it will then be forwarded to the State Land Use Commission for final action.

However, the Planning Commission may deny the request if it is found that the proposed use does not meet the special permit guidelines. In this case, their decision is final. In accordance with the provisions of Chapter 205-6, Hawaii Revised Statutes, a denial by the Planning Commission may be appealable to the Circuit Court of the circuit in which the land is situated, in this case, the Third Circuit Court.

Notice of the time and place of the public hearing shall be forwarded when the application is scheduled for Commission action.

Should any questions arise, please contact Norman Hayashi or Ilima Piianai of this department at 961-8283.


Raymond Suefuji
Director

NH:lgv

cc: State Land Use Commission

Exhibit B

AUG 29 1975

RECEIPT

Date August 29, 1975

3539

Received From Spiritual Assembly of the Bahais of Peru

Address P.O. Box 906, Keadu, Orona

One Hundred and no/100 ————— Dollars \$ 100.00

For SLUC Special Permit

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	100	—
BALANCE DUE			MONEY ORDER		

By Mary Hara

8K808 Receipt

Exhibit C

STC 100 Jan 1976

STC 100 Jan 1976

MEMORANDUM.

PLANNING DEPARTMENT

County of Hawaii,

Hilo, Hawaii 96720

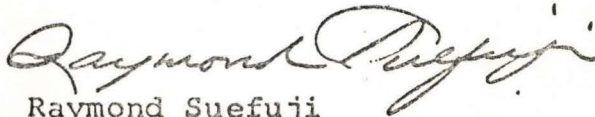
To: Health

Date: August 29, 1975

From: Planning Director

Subject: Special Permit Application
The Local Spiritual Assembly of the Bahai's of Puna, Inc
TMK: 1-6-09:347

Attached is an application of James Sadilek for a Special Permit. Please review and send us any comments within two weeks from the above date. Thank you very much.



Raymond Suefuji
Director

lgv
Encl.

September 9, 1975
Department of Health, Hilo

We recommend approval of the above request for special permit.



ENDRE TOTH, P.E.
Environmental Engineer, Hawaii

Exhibit F

p. 1c.

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: James Sadilek

APPLICANT'S SIGNATURE: *James Sadilek*

ADDRESS: P.O. Box 711, Pahoa, Hawaii 96778

TELEPHONE: 961-3506

TAX MAP KEY: 1-6-09:347

AREA: 1 acre

(Size of Parcel)

OWNER: The Local Spiritual Assembly of the Baha'is of Puna, Inc.

OWNER'S SIGNATURE: Donald Heverly, Chairman

Donald Heverly

APPLICANT'S INTEREST, IF NOT OWNER: Local Spiritual Assembly member

REQUESTED USE: Community Center (meeting hall). The Baha'is of Puna have no meeting place and wish to build a one story simple structure of one large meeting room, small meeting room, kitchen and two rest rooms. Owners will provide own utilities of catchment water and cesspool.

APPLICANT'S REASON(S) FOR REQUESTING SPECIAL PERMIT: (Please attach)

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) the desired use shall not adversely affect surrounding properties;
- (c) such use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection;
- (d) unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established;
- (e) the land upon which the proposed use is sought is unsuited for the uses permitted within the district;
- (f) the proposed use will not substantially alter or change the essential character of the land and the present use; and
- (g) the proposed use will make the highest and best use of the land involved for the public welfare.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (a) 16 copies of the completed application form with attachments.
- (b) 16 copies of a location map.
- (c) 16 copies of a site plan with existing and proposed uses.
- (d) any additional information.
- (e) \$100.00 processing fee.

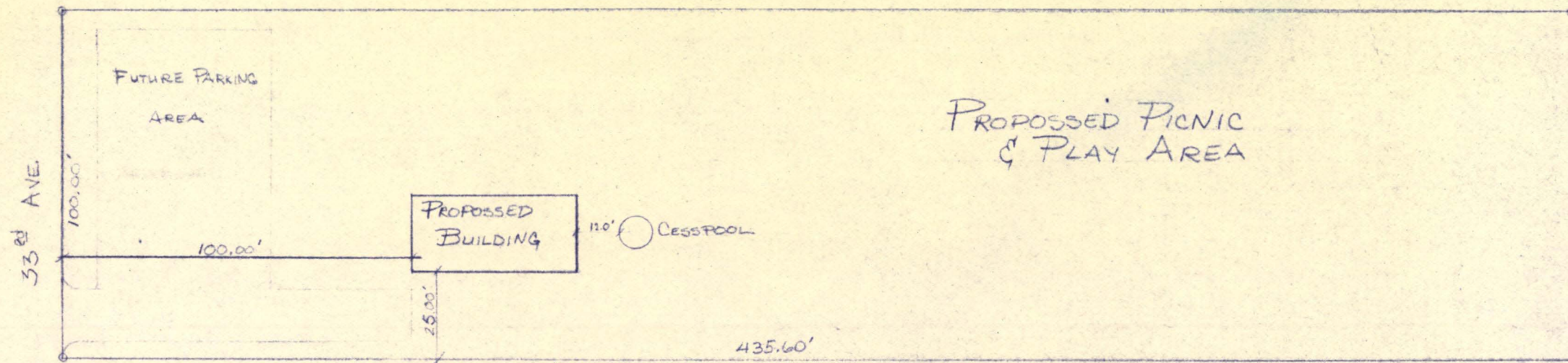
For Official Use:

Date received _____
120th day _____
Public Hearing date _____
Action date _____
To Land Use Commission _____

The Local Spiritual Assembly of Puna humbly requests the Planning Commission to grant a special permit to construct a Bahai Center on our property in Orchid Land, District of Puna.

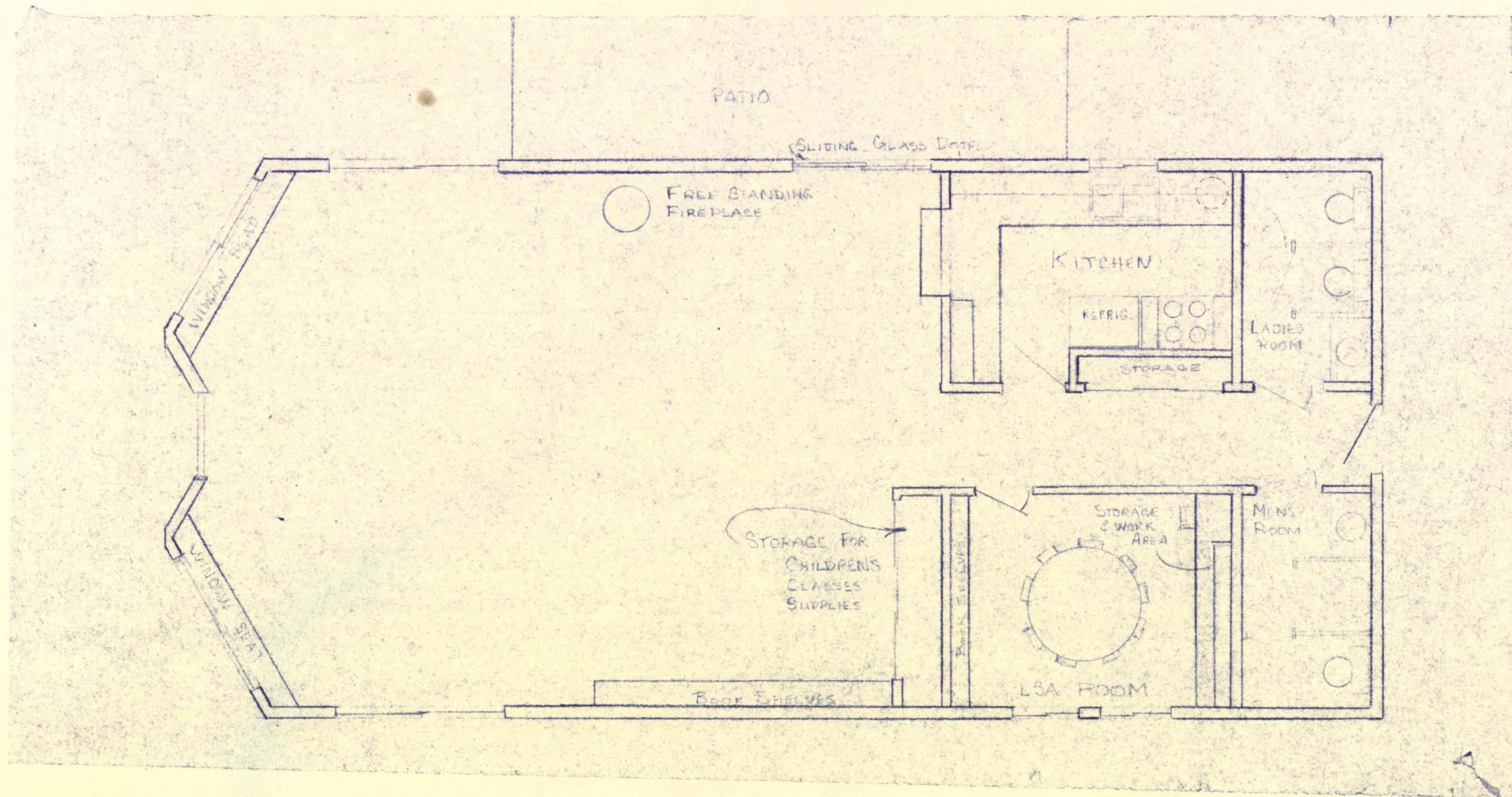
In accordance with the guidelines:

- a) Use of the land shall not be contrary to the objectives sought by the Land Use Law and Regulations
- b) Intended use of the building and property will complement the surrounding neighborhood
- c) The Bahai faith stresses cooperation with all units of government and will not burden them unnecessarily
- d) No unusual condition
- e) We feel that the Center will blend in with the surrounding residential uses
- f) Building, play area and parking lot will not alter or change the essential character of the land, and its present use
- g) The Bahai principles of good citizenship, equality of all men, high moral teachings and concern for our fellow men will tend to enhance the use of the land for the highest public good.



OWNER: LOCAL SPIRITUAL
ASSEMBLY OF THE
BAHA'IS OF PUNA
P.O. BOX
KEAAU, HI.

TMK 1-6-09:347



→ To HILO

ORCHID LAND DRIVE

PROJECT SITE
TMK- 1-6-09:347

PAHOA GOVERNMENT ROAD

→ To PAHOA

2 mailboxes

NORTH
SCALE 1" = 400'

AULI DRIVE

10' feet E
~~2 mailboxes~~

no electric pole

Overgrown

4th AVE.

341 340 339 338 337 336 335

344 343 342 341 340 339 338

1,000 AC.

87667

322

351

350

TMK 1-6-09:347

OWNER: LOCAL SPIRITUAL ASSEMBLY OF THE BAHAI'S OF PUNA, P.O. Box , KEAAU, HI.

Bohai's of Pure ~~JAMES SADDLE~~ - Specimen 'BENIT



View of Subject Property

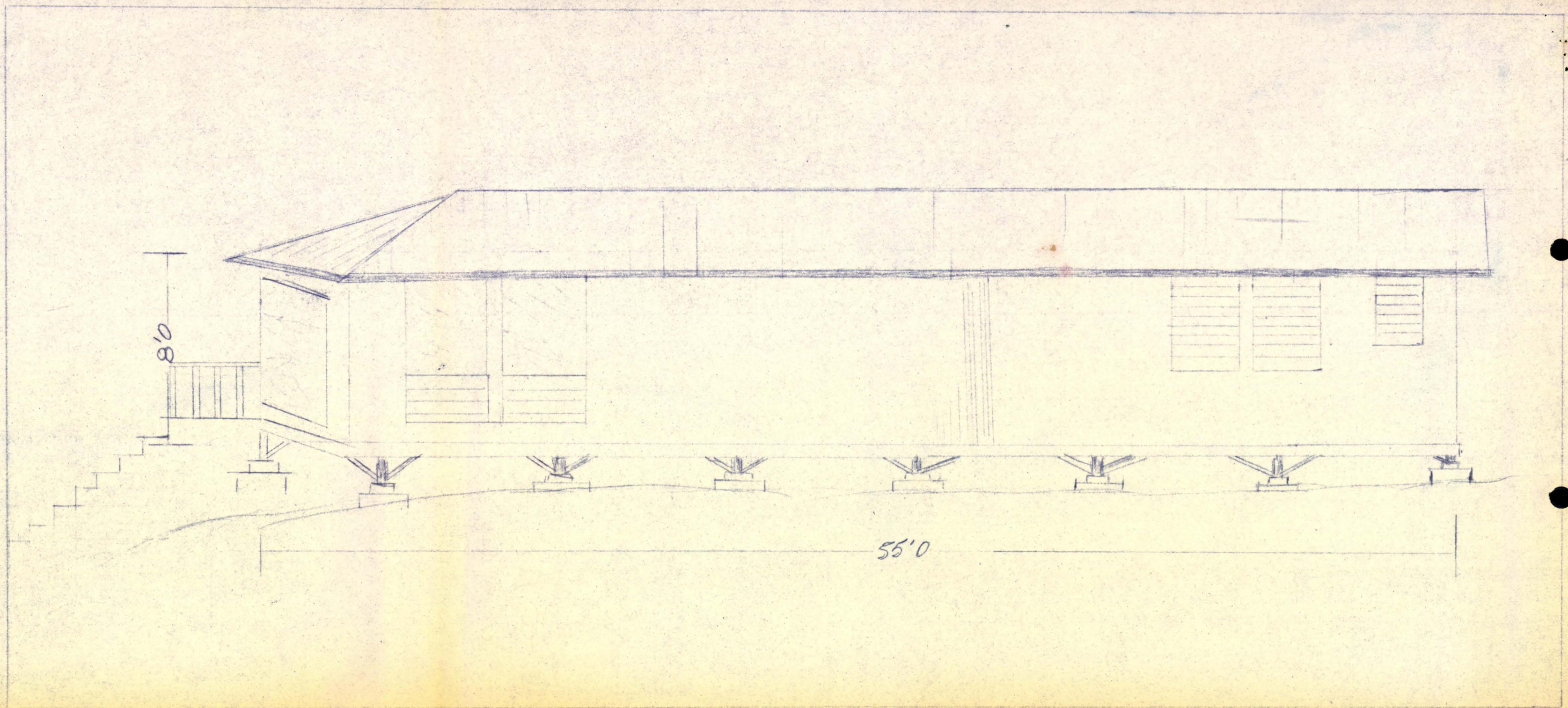


View of 34th Ave.
Looking Towards
OLAA.
Cinder Road



View of Allii Drive
Looking Towards
Dutton Road
Cinder Road

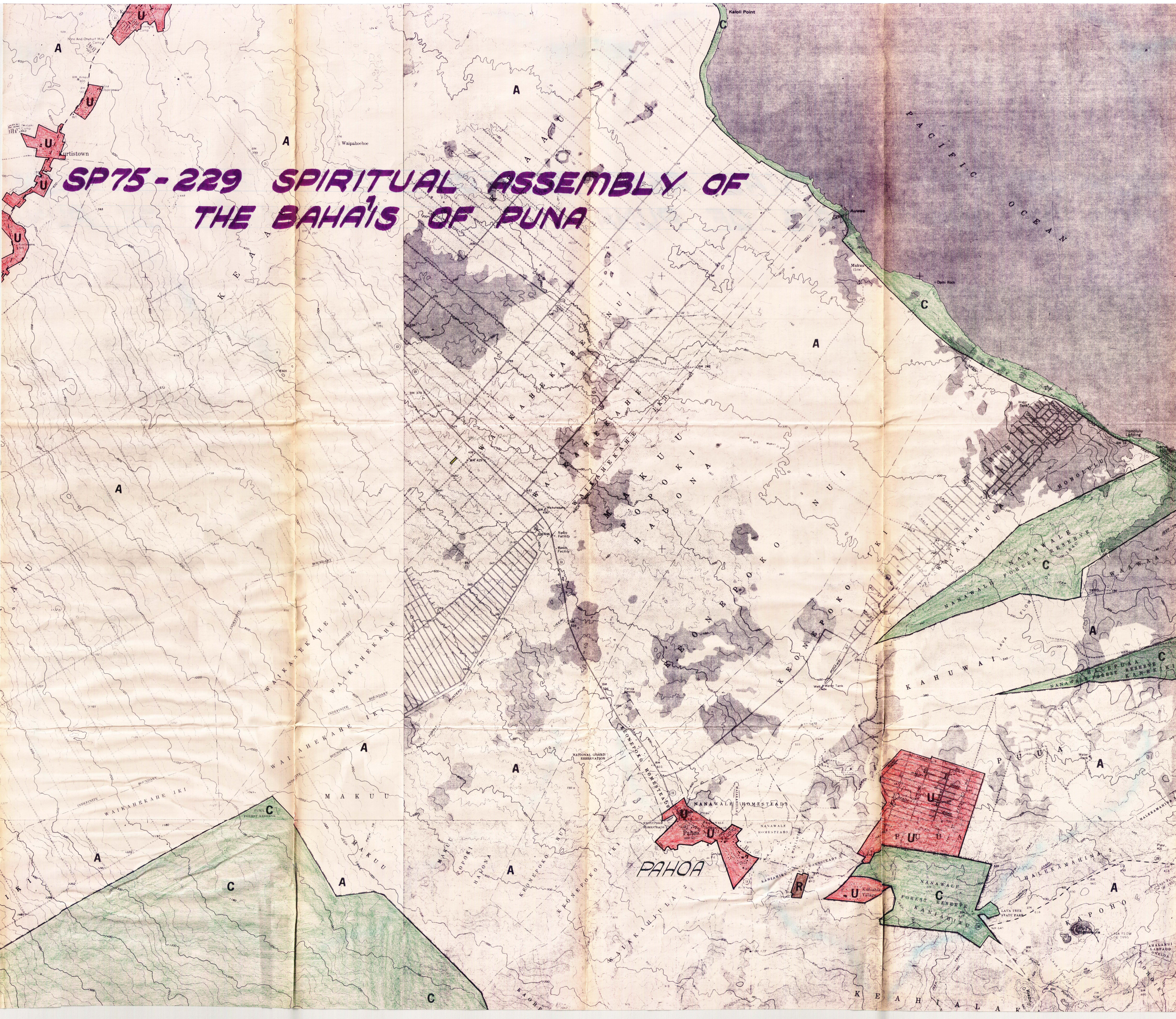
Exhibit Z

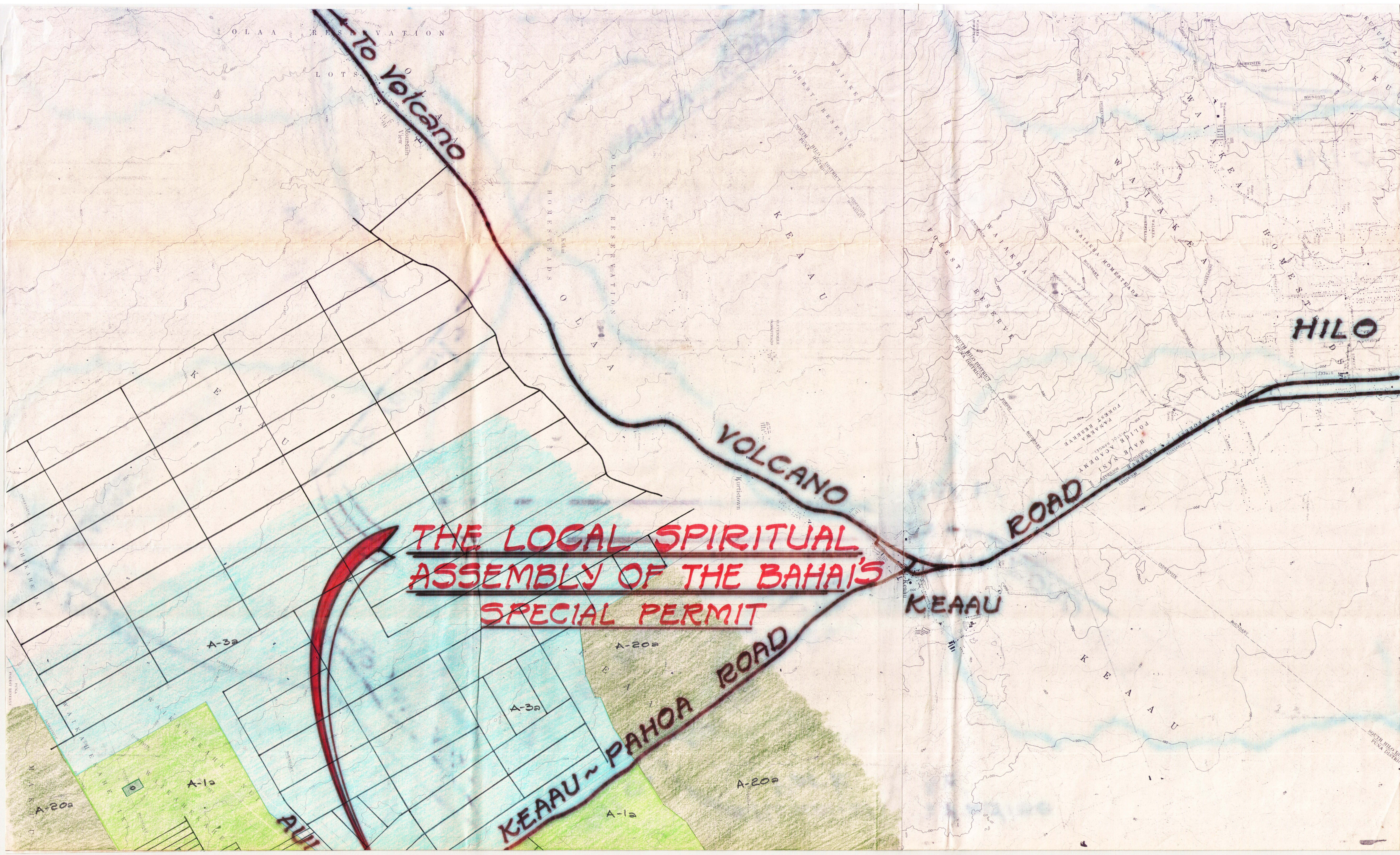


RECEIVED
'75 AUG 24 PM 1 09

PLANNING DEPT.
COUNTY OF HAWAII
FILE NO

**SP75-229 SPIRITUAL ASSEMBLY OF
THE BAHAI'S OF PUNA**





To Volcano

THE LOCAL SPIRITUAL
ASSEMBLY OF THE BAHAI'S
SPECIAL PERMIT

KEAAU ~ PAHOA ROAD

ROAD

KEAAU

HILO

A-3a

A-20a

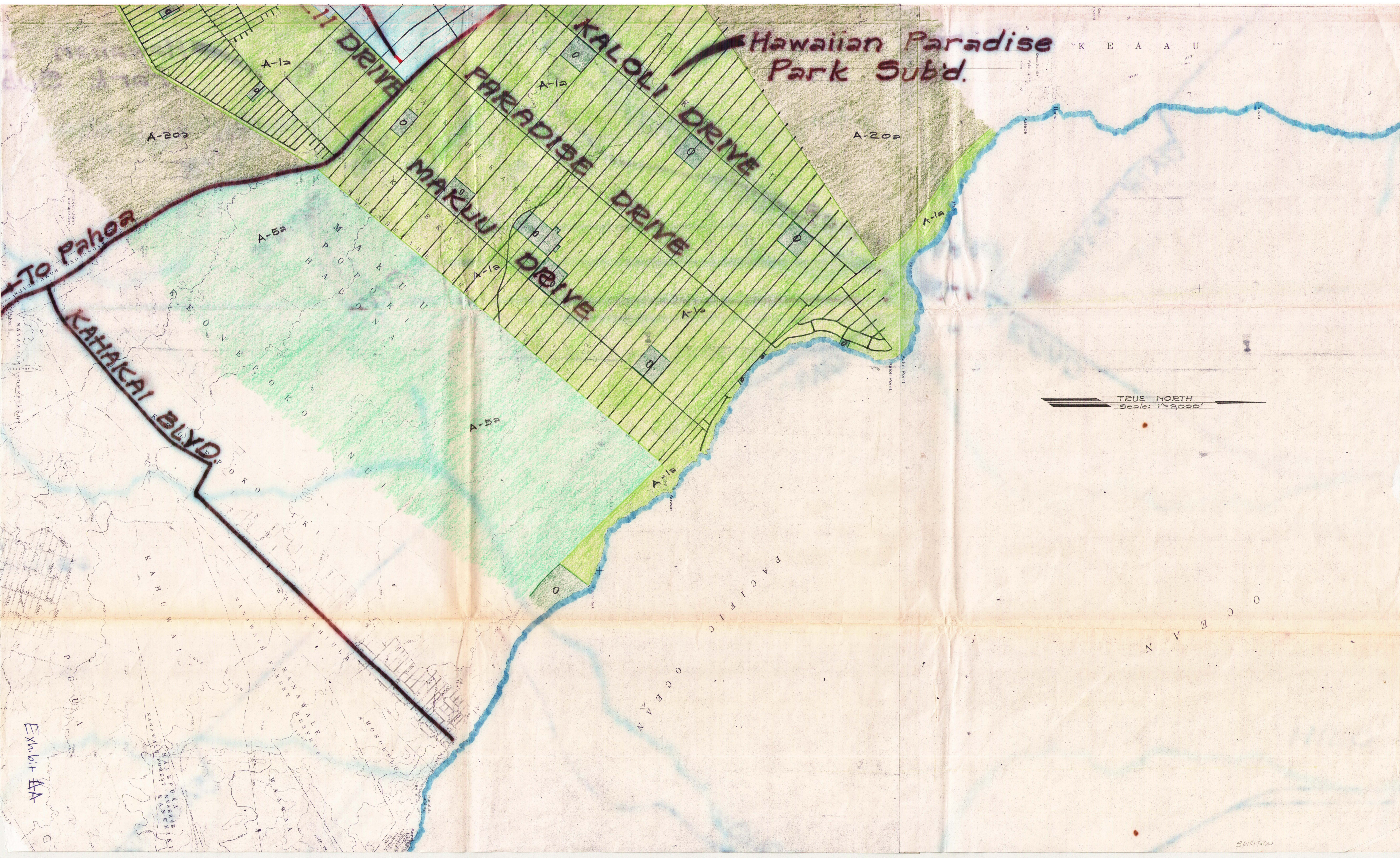
A-3a

A-20a

A-1a

A-1a

A-20a



Hawaiian Paradise
Park Subd.

K E A A U

TRUE NORTH
Scale: 1"=2000'

Exhibit AA

SPRINTON

1-5-33

1-5-17

1-5-17

1-5-16

1-5-15

PLAT 10 SHEET 1

PLAT 08 SHEET 2

PLAT 08 SHEET 3

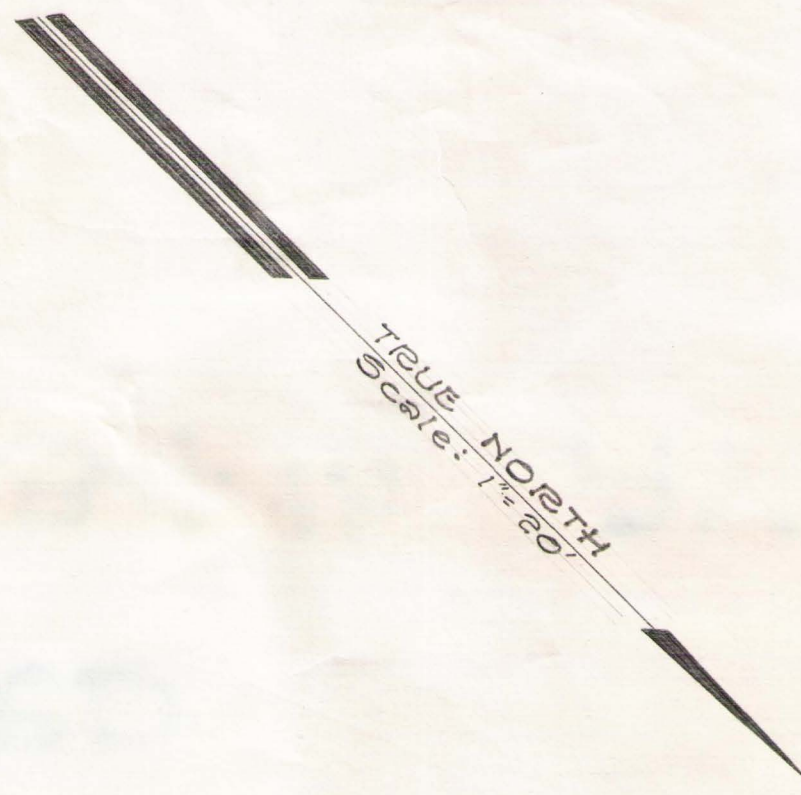
SUBJECT TO CHANGE

SHEET

Parcels 378 & 379:
Thomas K. Kaulukui - 1/4
Bernard S. Akamine - 1/4
Stanley K. Yamada - 1/4
Natsuo Sumida - 1/4
Satoshi Nakamura - 1/4
Robert Kurihara - 1/4

NOTE: Area of roadways accounted for in 1-5-15-16-17.

ORCHID LAND ESTATES, por. KEAAU, PUNA, HAWAII, por. L.D. CT. APR 1053 (Map 53)

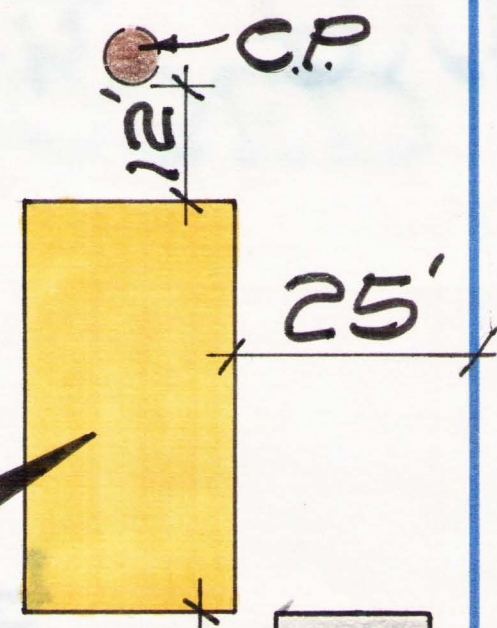


100.00'

PROPOSED
PICNIC
&
PLAY AREA

435.00'

PROPOSED
BUILDING



PARKING
AREA

100'

8' CINDER RD

← To Aulii Dr.

34th AVE.