

SPECIAL PERMIT

Petition Received 12/19/77
Maps 1/20/78 *amg*
Action Span 12/19/77 - 2/2/78
Action Date _____
Recordation 3/3/78 *amg*

February 2, 1978

Rev. Henry K. Boshard
Mokuaikaua Church
P. O. Box 1447
Kailua-Kona, Hawaii 96740

Dear Rev. Boshard:

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.

February 2, 1978

HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on February 1, 1978, the Land Use Commission voted to approve a Special Permit request by the Mokuaikaia Church, Hawaii (SP77-285) to allow the construction of a maintenance, storage and service building to be established within the State Land Use Agricultural District at Keauhou 2nd, North Kona, Hawaii, Tax Map Key 7-8-5: 35.

Approval of this Special Permit is subject to the conditions imposed by the Hawaii Planning Commission.

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encl.

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

TYPE-ERASE
25500100-1000 USA

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Room 322 (B & C)
New State Building
Honolulu, Hawaii

Approved
JUN 14 1978

February 1, 1978 - 9:00 a.m.

COMMISSIONERS PRESENT: Stanley Sakahashi, Chairman
Charles Duke, Vice Chairman
James Carras
Shinsei Miyasato
Colette Machado
Shinichi Nakagawa
Mitsuo Oura
Carol Whitesell

COMMISSIONER ABSENT: Edward Yanai

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

Ray Russell, Court Reporter

Chairman Sakahashi called the meeting to order. Vice Chairman Duke moved to go into Executive Session for the purpose of resolving the question of whether one of the Commission members can legally participate in today's proceedings. The motion was seconded by Commissioner Oura and carried with the following votes:

Ayes: Commissioners Carras, Nakagawa, Whitesell, Duke, Oura, Miyasato, Chairman Sakahashi

The Commission was in Executive Session from 9:21 a.m. to 9:40 a.m.

9:40 a.m.

Chairman Sakahashi announced that due to a question regarding his status as a member of the Commission, he will step down and turn the meeting over to the Vice Chairman.

ACTION

SP77-284 - HONOLULU POI COMPANY, LTD./WATER IMAOKA
SPECIAL PERMIT TO ALLOW THE ESTABLISHMENT OF A VEGETABLE PROCES-
SING PLANT AT LALAMILO, SOUTH KOHALA, HAWAII

Chairman Duke called on staff to summarize the request and to locate the parcel on the maps.

The Commission discussed the subdivision aspect of the request and the jurisdiction of the various governmental authorities involved; the adequacy of the water system; the time condition for the development of the facilities; etc.

Commissioner Oura moved to approve the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission, which was seconded by Commissioner Carras and unanimously carried.

✓ SP77-285 - MOKUAIKAUA CHURCH
SPECIAL PERMIT TO ALLOW THE CONSTRUCTION OF A MAINTENANCE,
STORAGE AND SERVICE BUILDING AT KEAUAHOU 2ND, NORTH KONA, HAWAII

Mr. Yasui, staff planner, pointed out the location of the subject property on the maps and presented a resume of the staff report.

Questions were raised by the Commission regarding the nature of the stored material and the existence of single-family dwellings in the vicinity.

Commissioner Carras moved to grant the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission, which was seconded by Commissioner Oura and unanimously carried.

A77-430 - DEPARTMENT OF TRANSPORTATION (KE-AHOLE, HAWAII)

Upon his request, Commissioner Nakagawa was excused by the Chairman from participating in the deliberation on this petition since he had not been present at the hearing.

Chairman Duke noted for the record that there now remained only 6 members to act on the subject petition.

The Executive Officer pointed out the subject property on the maps and oriented its location with various surrounding landmarks. He also advised that parcel 4 of Tax Map Key 7-3-42, consisting of 7.7 acres at the tip of Ke-Ahole Point was not a subject of today's petition.

In connection with the subject petition, on which a hearing was held on August 24, 1977, the Commission discussed and

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

SP77-285
ITEM MOKUAIKAU CHURCH DATE February 1, 1978
Conf. Rm. 322 (B&C), New State Bldg.
PLACE 1151 Punchbowl St. TIME 9:00 a.m.
Honolulu, Hawaii

NAME	YES	NO	ABSTAIN	ABSENT
NAKAGAWA, SHINICHI	X			
S OURA, MITSUO	X			
MIYASATO, SHINSEI	X			
M CARRAS, JAMES	X			
Chairman DUKE, CHARLES	X			
YANAI, EDWARD				
WHITESELL, CAROL	X			
MACHADO, COLETTE	X			
SAKAHASHI, STANLEY				

Comments: I move that we approve this Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission
FROM: Staff
SUBJECT: SP77-285 - Mokuaikaua Church

DATE: February 1, 1978

The petitioner, Mokuaikaua Church, is requesting a Special Permit to allow the construction of a maintenance, storage and service building on approximately 2.27 acres of land situated within the State Land Use Agricultural District at Keauhou 2nd, North Kona, Hawaii, Tax Map Key 7-8-5: 35. The subject site is located along the makai side of the Kuakini Highway, approximately one half mile Kealahou side of the Kuakini Highway and Puuloa Road intersection (see County Exhibit N-1).

The proposed building is to be initially used for the storage of agricultural products (i.e. banana, avocado, and coffee) and as an equipment maintenance facility. The petitioner subsequently intends to also use the building for the fabrication of church furniture, cabinets, and other church and auxiliary items. The single story structure is to encompass a floor area of 864 square feet.

The proposed building is to be set back 30 feet from the Kuakini Highway and access provided via an existing driveway into the property. The subject parcel presently has one (1) dwelling on it.

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

"The Trustees of Mokuaikaua Church wish to construct a service-type building on its present 2.27 acres of agriculture land. The use of the land is now designated as church cemetery, and the requested use would be in support of the object use of the property.

"Secondly, the desired building would in no way adversely affect any of the surrounding properties; but, in fact, would enhance the aesthetics of the entire area.

"Thirdly, there would be no unreasonable burden placed upon any public agency to provide any amenities at all.

"Fourthly, there has arisen a need on the part of the church for a service-type building for general and overall use.

"Fifthly, the area intended for use is presently unsuitable for cemetery use since it had been a very low area which ten years ago was used to move large boulders into.

"Sixthly, the proposed use will in no way alter the essential character of the land.

"Lastly, we intend to convert an unusable area to its highest and best use in the church's pursuit to serve its community.

"With regards to the short-term use of the building, it shall be used as an agricultural storage and equipment maintenance facility. We presently are growing banana, avocado and coffee. We also intend to plant macadamia nut trees within our adjoining three acre parcel.

"As for our long-term use of the proposed building, we wish to augment its use by adding to our ever expanding ministry a place where we can fabricate church furniture, cabinets and all other church and auxiliary items."

The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the subject property for low density urban uses. This designation permits single family residential units up to a density of four (4) units per acre. The property is presently zoned Unplanned (U) by the County.

The Land Study Bureau's overall master productivity soil rating for agricultural use is Class "C" or Fair for the subject site. These soils are of the Honuaulu series which tend to be rocky and unsuited to machine tillability. Average annual rainfall ranges between sixty (60) to eighty (80) inches.

Single family residences, cemeteries, and macadamia nut groves surround the subject site. A County park is also situated adjacent to and south of the Mokuaikaua Cemetery.

Pertinent comments from governmental agencies:

1. Fire Department

"There is no fire hydrant located in this vicinity at the present time. The nearest hydrant is approximately a quarter of a mile away. This area is serviced by the Kailua Fire Station."

2. Department of Transportation

The Highways Division of the State Department of Transportation provided the following comments:

- "1. Access shall be off existing frontage road.
- "2. Provide on site parking for facility.
- "3. Landscaping should be provided."

3. Department of Health

The Department of Health stated the following:

- "1. Any addition to the cemetery requires the approval of the Director of Health. Please call the Chief Sanitarian, Hawaii District for assistance.
- "2. Sanitary facilities are required for church members by the Public Health Regulations, Chapter 1 Sanitation."

Other cooperating agencies, including the Hawaii Electric Light Company, Inc., Department of Public Works, Department of Water Supply, U.S. Soil Conservation Service, Department of Agriculture, and Police Department had no objections to the subject permit request.

At the public hearing held by the Hawaii County Planning Commission on November 16, 1977, the petitioner was represented by Pastor Henry Boshard. No one spoke in opposition to the permit request. For the Commission's information, the November 16, 1972, hearing transcript has been attached (County Exhibit Q).

On December 6, 1977, the Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission based upon the following findings:

"That the proposed use will not burden public agencies in the provision of road, water, sewage disposal, and police and fire protection. All cooperating agencies charged with the responsibility of providing such public services had no adverse comments or objections to the subject request. Further, the subject property is currently serviced by an existing access way and water line. There are also sanitary facilities on site presently.

"That the proposed use will not adversely affect surrounding properties. Surrounding land uses include cemetery, agricultural, single family residential and park uses in addition to vacant lands. Given the sparseness of present improvements in the area, the

proposed use will most likely not have adverse impacts on the surrounding lands. Further, the proposed use will complement the existing cemetery and potential agricultural uses of the property by providing facilities for storage and maintenance. Thus, it is reasoned that the proposed use will not have an adverse impact on the agricultural potential of the area and that the use is not anticipated to adversely affect the surrounding properties.

"That the proposed use will be consistent with the objectives of the land use law which are to preserve, protect and encourage the development of lands in the State for those uses to which these lands are best suited in the interest of public health and welfare of the people of the State of Hawaii. The proposed use is intended to be supportive of Mokuaikaia Church, which is a nonprofit religious organization. Given the petitioner's purposes and the relatively small scale of the proposed development, it is reasoned that the welfare of the people of Hawaii will be promoted by the establishment of the proposed use. The applicant's intention to service church activities distinguishes this request from a commercial enterprise which does not maintain as its primary objective the promotion of the general welfare."

The favorable recommendation was subject to the following conditions:

- "1. That the petitioner or its authorized representative shall submit plans for plan approval within one (1) year of the effective date of approval of the Special Permit. Construction of the proposed structure shall commence within one (1) year of the receipt of final plan approval and be completed within two (2) years thereafter.
- "2. That should the proposed use generate unanticipated adverse impacts on the surrounding properties, the Planning Director shall so notify the Planning Commission and recommend appropriate action to the Planning Commission to have this Special Permit terminated or to add other mitigating conditions.
- "3. That adequate parking, as determined by 'plan approval', shall be provided. These stalls shall be individually accessible with adequate back-up space for turning movements and shall have an all-weather dust-free surface.
- "4. That all other applicable rules and regulations shall be complied with."

It was further stated by the Planning Commission that:

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

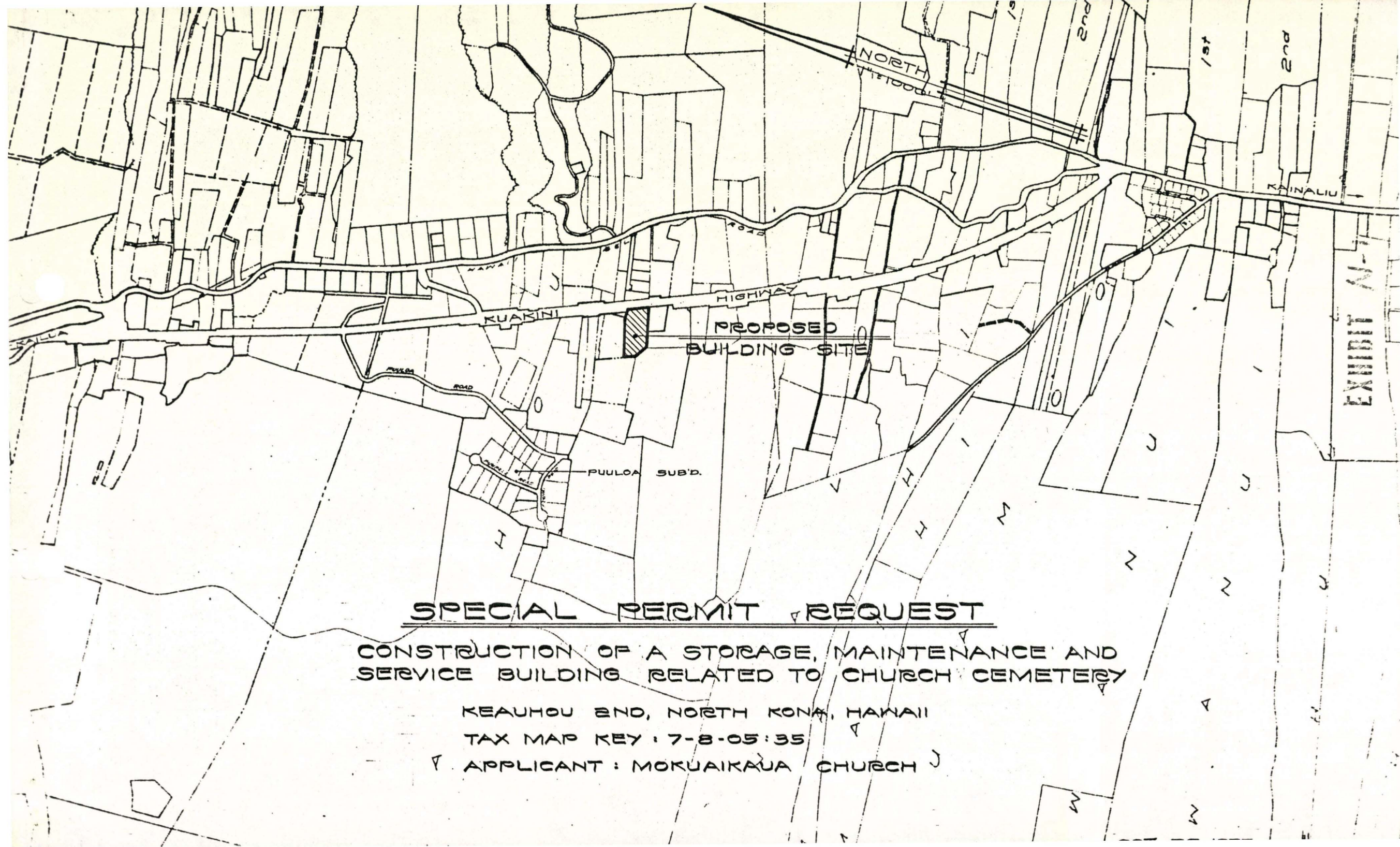


EXHIBIT A-1

SPECIAL PERMIT REQUEST

CONSTRUCTION OF A STORAGE, MAINTENANCE AND
SERVICE BUILDING RELATED TO CHURCH CEMETERY

KEAUHOU END, NORTH KONA, HAWAII

TAX MAP KEY : 7-8-05:35

APPLICANT : MOKUAIKAWA CHURCH

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
November 16, 1977

A duly advertised public hearing, on the application of Mokuaikaua Church, was called to order at 3:37 p.m. in the Cafetorium of the Kealakehe Elementary School, Kealakehe, North Kona, Hawaii, by Chairman Jitchaku.

PRESENT: Lorraine R. Jitchaku
William F. Mielcke
Scott Asai
William J. Paris, Jr.
Charles H. Sakamoto

ABSENT: Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin
Haruo Murakami

Sidney M. Fuke, Planning Director
Virginia Goldstein, Planner
Keith Kato, Planner

David Murakami, representing Ex-officio Member, Edward Harada
Quirino Antonio, representing Ex-officio Member, Akira Fujimoto
Patrick Tani, Department of Public Works
Hiroo Hamano, Department of Water Supply

and about 9 people in attendance

CHAIRMAN: Okay, we'll go on with Item 2 under public hearings. The public hearing on the application of Mokuaikaua Church for a Special Permit to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District. The property involved is located along the makai side of the Hawaii Belt Highway, approximately 2,700 feet Kealakekua side of the Kuakini Highway-Pu'uloa Road intersection, Keauhou 2nd, North Kona, TMK: 7-8-05:35. Staff?

KATO: Presented background information on file.

CHAIRMAN: Thank you, Keith. Are there any questions of the staff's report? If there are no questions, the Chair at this time would like to call upon a representative of the applicant forward please. State your name into the microphone please.

BOSHARD: Henry K. Boshard, pastor of Mokuaikaua Church.

CHAIRMAN: Do you affirm to tell the truth and nothing but the truth on this matter now before the Hawaii County Planning Commission?

BOSHARD: I do.

EXHIBIT

G

CHAIRMAN: Thank you. You've heard the staff's background, is there anything else that you'd like to add for the Commissioner's information?

BOSHARD: No, I think the letters that were read fully explains our position. I really don't have anything additional.

CHAIRMAN: Staff, any questions of the applicant, or Commissioners? If there are no questions of the applicant, we thank you and we'll continue on with our meeting.

This is a public hearing, the Chair at this time would like to call on anyone present who'd like to speak on this application now before the Commission. Commissioner Mielcke?

MIELCKE: Madam Chairman, if there's no public testimony to come before the Commission, I'd like to move that the public hearing be closed.

CHAIRMAN: Is there a second?

PARIS: I second the motion, Madam Chairman.

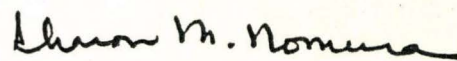
CHAIRMAN: It has been moved by Commissioner Mielcke and seconded by Commissioner Paris that the public hearing be closed. All those in favor say aye?

COMMISSIONERS: Aye.

CHAIRMAN: Oppose? This is a special permit and voting cannot be taken until 15 days after. Reverend Boshard, you'll be notified when the action meeting will be held. Thank you.

Public hearing adjourned at 3:45 p.m.

Respectfully submitted,



Sharon M. Nomura
Secretary

A T T E S T :

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

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

January 18, 1978

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

Dear Mr. Fuke:

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

Please note that petition s

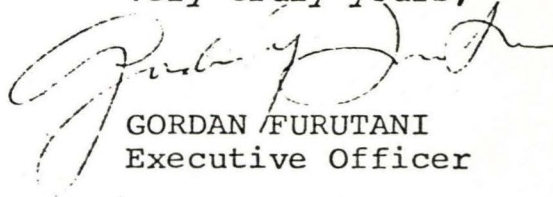
SP77-284 - Honolulu Poi Company, Ltd./Walter Imaoka

✓ SP77-285 - Mokuaiakau Church

will be acted on at that time.

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

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

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

January 18, 1978

Rev. Henry K. Boshard
Mokuaikaua Church
P. O. Box 1447
Kailua-Kona, Hawaii 96740

Dear Rev. Boshard:

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

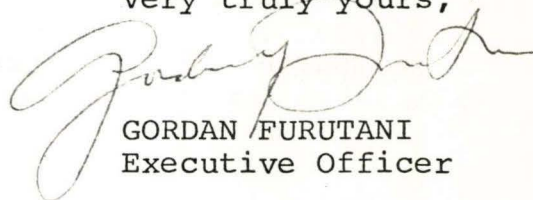
Please note that petition

SP77-285 - Mokuaikaua Church

will be acted on at that time.

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

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

February 1, 1978 - 9:00 a.m.
Conference Room 322 (B & C)
New State Building
1151 Punchbowl Street
Honolulu, Hawaii

A G E N D A

I. ACTION

1. SP77-284 - Honolulu Poi Company, Ltd./Walter Imaoka

To allow the establishment of a vegetable processing plant on approximately five (5) acres of land situated within the State Land Use Agricultural District at Lalamilo, South Kohala, Hawaii.

- ✓ 2. SP77-285 - Mokuaikaua Church

To allow the construction of a maintenance, storage and service building on approximately 2.27 acres of land situated within the State Land Use Agricultural District at Keauhou 2nd, North Kona, Hawaii.

3. A77-430 - Department of Transportation (Ke-ahole, Hawaii)

To reclassify 822.66 acres, more or less, presently in the Conservation District into the Urban District at Ke-ahole, Hawaii, for airport and energy research use.

II. MISCELLANEOUS

1. Adoption of Minutes
2. Meeting Schedule

OCT 13 1978

1/18/78 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. ALL ISLANDS 2. HAWAII



COUNTY OF
HAWAII

77-285

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

DEC 19 7 59 AM '77

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKU
Director

DUANE KANUHA
Deputy Director

December 15, 1977

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

Dear Mr. Furutani:

Special Permit Application
Applicant: Mokuaikaua Church

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

The special permit request was to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District at Keauhou 2nd, North Kona, Hawaii, Tax Map Key 7-8-05:35.

The Planning Commission at a duly advertised public hearing held on November 16, 1977 at Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii, discussed the subject request. The Commission on December 6, 1977, voted to recommend the approval of the special permit to the Land Use Commission based on the following findings:

That the proposed use will not burden public agencies in the provision of road, water, sewage disposal, and police and fire protection. All cooperating agencies charged with the responsibility of providing such public services had no adverse comments or objections to the subject request. Further, the subject property is currently serviced by an existing access way and water line. There are also sanitary facilities on site presently.

December 15, 1977

That the proposed use will not adversely affect surrounding properties. Surrounding land uses include cemetery, agricultural, single family residential and park uses in addition to vacant lands. Given the sparseness of present improvements in the area, the proposed use will most likely not have adverse impacts on the surrounding lands. Further, the proposed use will complement the existing cemetery and potential agricultural uses of the property by providing facilities for storage and maintenance. Thus, it is reasoned that the proposed use will not have an adverse impact on the agricultural potential of the area and that the use is not anticipated to adversely affect the surrounding properties.

That the proposed use will be consistent with the objectives of the land use law which are to preserve, protect and encourage the development of lands in the State for those uses to which these lands are best suited in the interest of public health and welfare of the people of the State of Hawaii. The proposed use is intended to be supportive of Mokuaikaua Church, which is a nonprofit religious organization. Given the petitioner's purposes and the relatively small scale of the proposed development, it is reasoned that the welfare of the people of Hawaii will be promoted by the establishment of the proposed use. The applicant's intention to service church activities distinguishes this request from a commercial enterprise which does not maintain as its primary objective the promotion of the general welfare.

A favorable recommendation was also subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans for plan approval within one (1) year of the effective date of approval of the Special Permit. Construction of the proposed structure shall commence within one (1) year of the receipt of final plan approval and be completed within two (2) years thereafter.
2. That should the proposed use generate unanticipated adverse impacts on the surrounding properties, the Planning Director shall so notify the Planning Commission and recommend appropriate action to the Planning Commission to have this Special Permit terminated or to add other mitigating conditions.

Mr. Gordan Furutani
Page 3

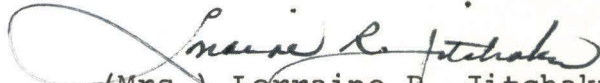
December 15, 1977

3. That adequate parking, as determined by "plan approval", shall be provided. These stalls shall be individually accessible with adequate back-up space for turning movements and shall have an all-weather dust-free surface.
4. That all other applicable rules and regulations shall be complied with.

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

Enclosed are copies of the Exhibits from the subject docket.

Sincerely,



(Mrs.) Lorraine R. Jitchaku
Chairman, Hawaii Planning Commission

lgv

Enclosures

cc Rev. Henry K. Boshard
Land Use Division, DPED

LIST OF EXHIBITS - MOKUAIKAUA CHURCH

- A. Applicants letter (9/7/77)
- A-1. Application form
- A-2. Applicants plot plan
- B. Letter from Applicant (9/14/77)
- B-1. Applicants building plans
- C. Acknowledgement letter (9/15/77)
- D. Memo to agencies (9/15/77)
- E. Helco (9/20/77)
- F. Fire (9/21/77)
- G. Highways (9/21/77)
- H. Public Works (9/21/77)
- I. Water Supply (9/22/77)
- J. Soil Conserv. Service (9/26/77)
- K. Agriculture (9/26/77)
- L. Police (9/28/77)
- M. Health (10/11/77)
- N. Letter to surrounding property owners (11/1/77)
- N-1. Maps to surrounding property owners
- N-2. List to surrounding property owners
- O. Letter to applicant (11/1/77)
- O-1. Public Hearing Notice
- P. Minutes (11/16/77)
- Q. Public hearing transcript (11/16/77)
- R. Letter to applicant (11/17/77)
- S. Letter to applicant (11/21/77)
- T. Staff background
- U. Staff recommendation

- V. Location Map (please return)
- W. Site plan (please return)
- X. Voting Sheet
- Y. Minutes (12/6/77)
- Z. Letter to the applicant



MOKUAIKAUA CHURCH

CHURCH OF THE CHIMES

Established 1820

P. O. Box 1447 KAILUA-KONA, HAWAII 96740

Minister

HENRY K. BOSHARD

B.A., M. Div., D. Min.

Mokuaikaia Nursery School

PHONE: 329-1589

September 7, 1977

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

To Whom it may be concerned:

The Trustees of Mokuaikaia Church wish to construct a service-type building on its present 2.27 acres of agriculture land. The use of the land is now designated as church cemetery, and the requested use would be in support of the object use of the property.

Secondly, the desired building would in no way adversely affect any of the surrounding properties; but, in fact, would enhance the aesthetics of the entire area.

Thirdly, there would be no unreasonable burden placed upon any public agency to provide any amenities at all.

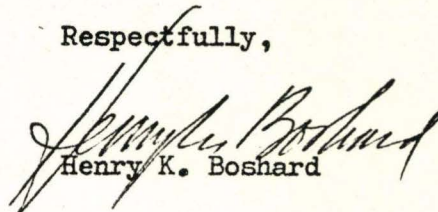
Fourthly, there has arisen a need on the part of the church for a service-type building for general and overall use.

Fifthly, the area intended for use is presently unsuitable for cemetery use since it had been a very low area which ten years ago was used to move large boulders into.

Sixthly, the proposed use will in no way alter the essential character of the land.

Lastly, we intend to convert an unuseable area to its highest and best use in the church's pursuit to serve its community.

Respectfully,


Henry K. Boshard

HKB/lr

Encl: 16 copies of application form
16 copies of location map and site plan
\$100 processing fee

EXHIBIT A

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: MOKUAUKAUA CHURCH

APPLICANT'S SIGNATURE: Rev. Dr. Kenneth Boshard

ADDRESS: P.O. Box 1447, Kailua-Kona, Hawaii 96740

TELEPHONE: 329-1589

TAX MAP KEY: 7-8-05 AREA: 2.27 acres
(Size of Parcel)

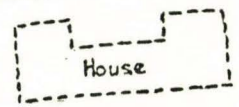
OWNER: Mokuaikaua Church

OWNER'S SIGNATURE: Rev. Dr. Kenneth Boshard

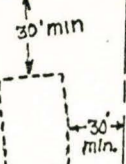
APPLICANT'S INTEREST, IF NOT OWNER: Pastor

REQUESTED USE: Storage, Maintenance and Service Building

Keakini Highway



House

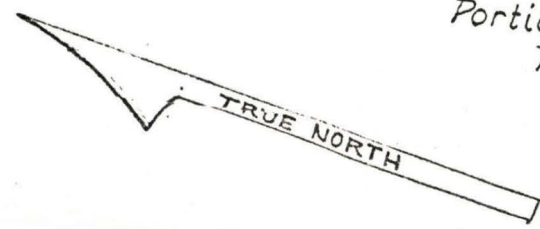
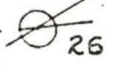
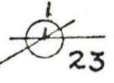
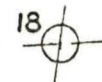


Chinese Cemetery Anex

Mokuai kua Church Cemetery
Parcel 35 2.27 AC.

(Location of existing house & driveway
& proposed new building not scale)

Mokuai kua Church Cemetery
Parcel 26 3.09 AC.



Portion of Keauhou 2 North Kona ~ Hawaii
Tax Map Key 7-8-05 Parcels 26 & 35
DRAWN BY B. RAISER 7/19/77

EXHIBIT A



MOKUAIKAIA CHURCH

CHURCH OF THE CHIMES

Established 1820

P. O. Box 1447 KAILUA-KONA, HAWAII 96740

Minister

HENRY K. BOSHARD

B.A., M. Div., D. Min.

Mokuaikaia Nursery School

PHONE: 329-1589

September 14, 1977

Ms. Ilima Piianaia
Planning Department
County of Hawaii
25 Aupuni
Hilo, Hawaii 96720

Dear Ilima:

In response to your request we are sending one copy of the building plans for our service building. Sorry about the omission.

With regards to the short-term use of the building, it shall be used as an agricultural storage and equipment maintenance facility. We presently are growing banana, avocado and coffee. We also intend to plant macademia nut trees within our adjoining three acre parcel.

As for our long-term use of the proposed building, we wish to augment its use by adding to our ever expanding ministry a place where we can fabricate church furniture, cabinets and all other church and auxiliary items.

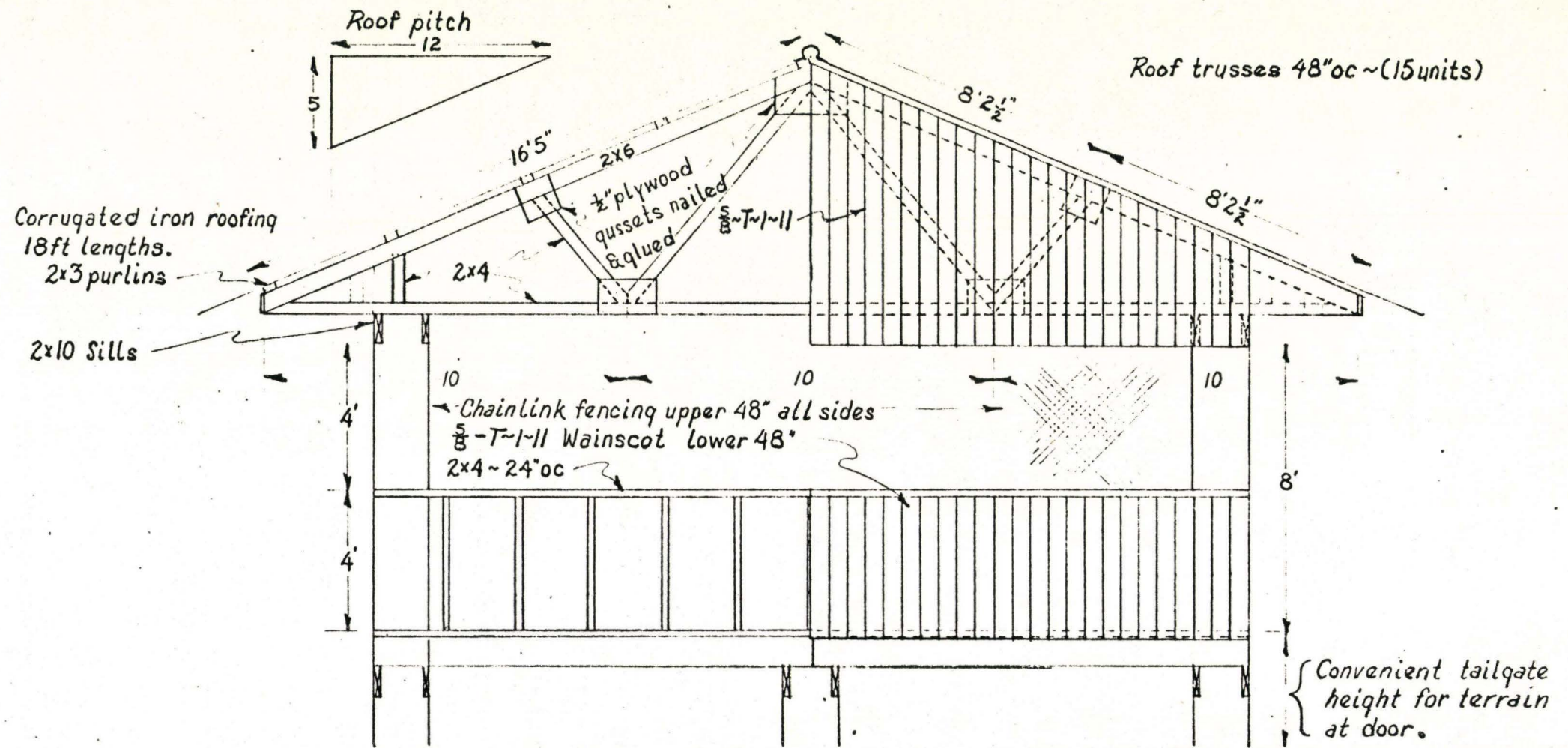
Sincerely,

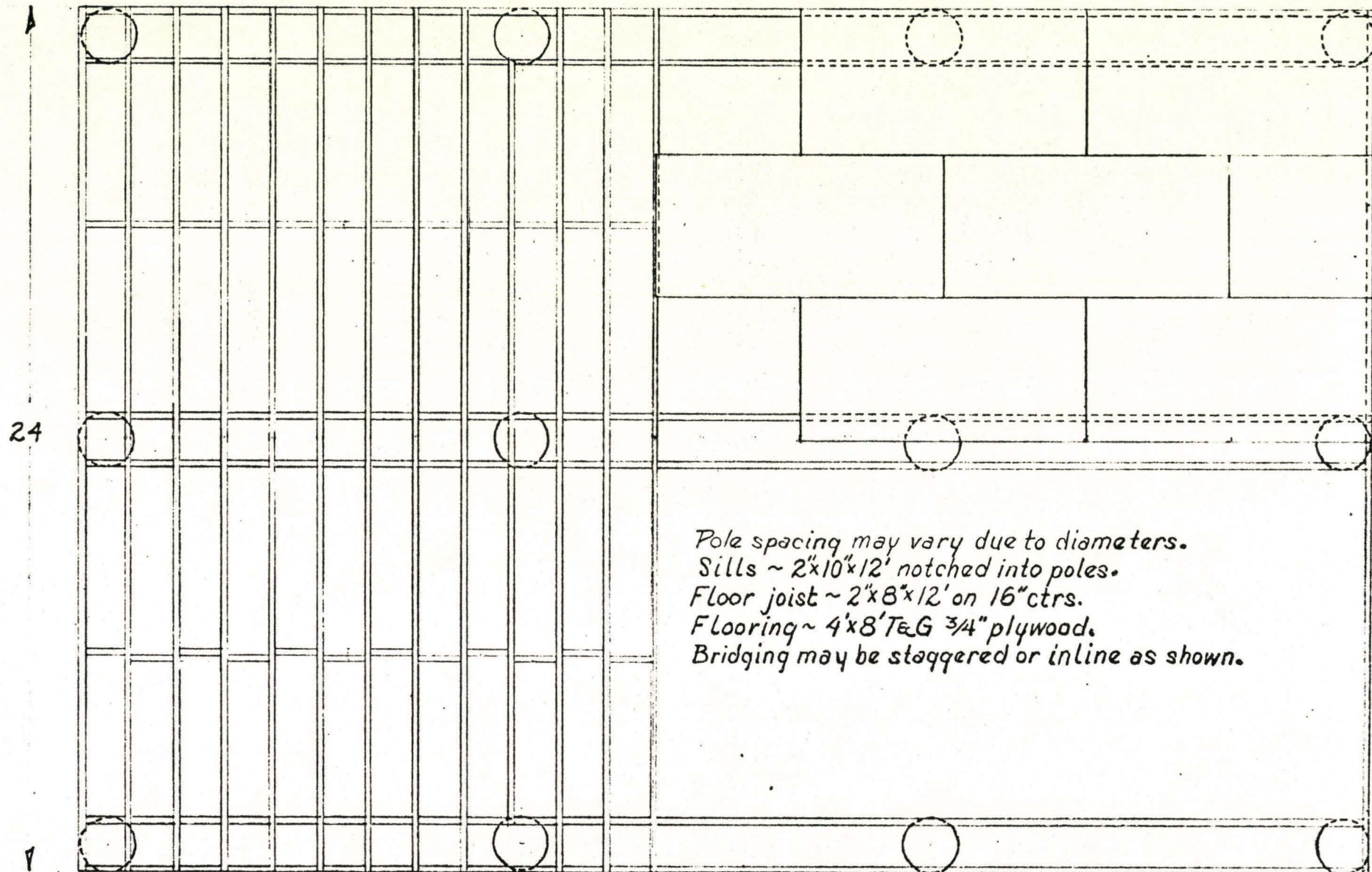
Henry K. Boshard
Henry K. Boshard

HKB/lr

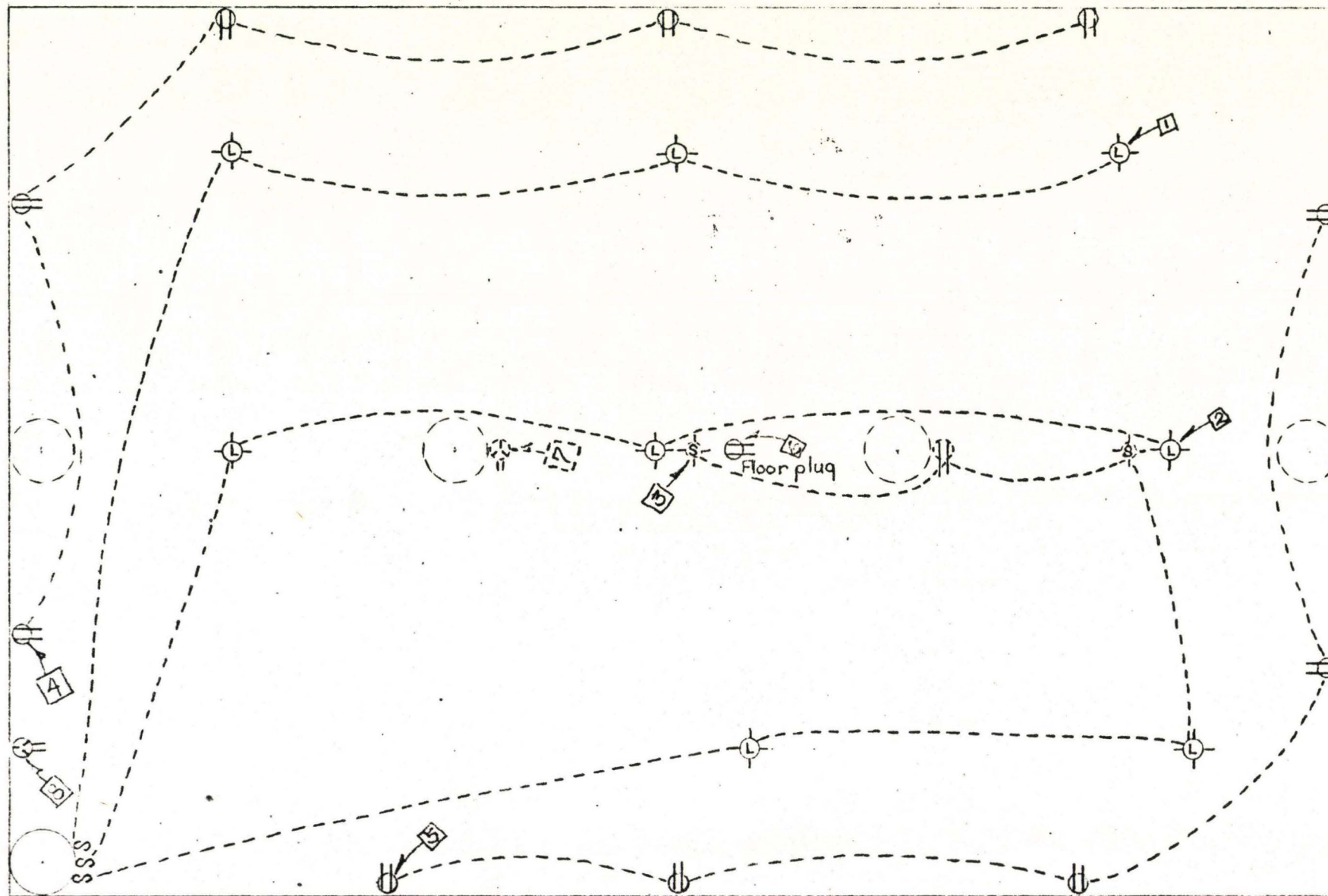
*Check for 100.00 also
received.*

EXHIBIT B





Electrical layout~



- ~Circuits~
- 1~Lights 15A
 - 2~Lights 15A
 - 3~Lights & outlet 20A
 - 4~5 outlets 20A
 - 5~5 outlets 20A
 - 6~Floor outlet 20A
1hp & 1/2hp motor
 - 7~220V~1 1/2 hp motor 20A
 - 8~220V~future electric
welding outlet
(Furnish 200 Ampere
service)

Sliding door 8x8'

September 15, 1977

Rev. Henry K. Boshard
Mokuaikaua Church
P.O. Box 1447
Kailua-Kona, HI 96740

Dear Rev. Boshard:

Special Permit
TMK: 7-8-05:35
Storage, Maintenance & Service Building

This is to acknowledge receipt on September 9, 1977, 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 on 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 Ilima Piianaia of this department at 961-8288.

Sincerely,

Sidney Fure

SIDNEY FURE
Director

IP:mmk

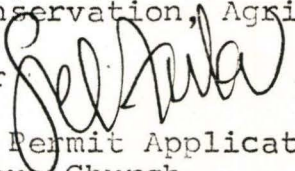
cc: SLUC
DPED - Land Use Division

EXHIBIT C

SEP 16 1977

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Hwys, Health, Police, Fire, Date: September 15, 1977
Soil Conservation, Agriculture and HELCO.
From: Director 
Subject: Special Permit Application
Mokuaikaua Church
TMK: 7-8-05:35

Attached is an application for a Special Permit is forwarded for your review. May we have written comments within two weeks so that we may process the request within the legally specified time period.

VV
Enclosure

EXHIBIT 0

HAWAII ELECTRIC LIGHT COMPANY, INC.

P. O. BOX 1027 HILO, HAWAII-96720



September 20, 1977

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

Attention: Mr. Sidney M. Fuke
Director

Gentlemen:

SUBJECT: Special Permit Application
Mokuaikaua Church
TMK: 7-8-05:35

We have no comments to the above application as per
your memorandum of September 15, 1977 . . .

Very truly yours,

Jitsuo Niwao, Manager
Engineering Department

JN: cmh

EXHIBIT E

HAWAII FIRE DEPARTMENT • COUNTY OF HAWAII • HILO, HAWAII 96720

DATE September 21, 1977

Memorandum

TO : Planning Department

FROM : Fire Department

SUBJECT: Special Permit Application
Mokuaikaua Church
TMK: 7-8-05:35

There is no fire hydrant located in this vicinity at the present time. The nearest hydrant is approximately a quarter of a mile away. This area is serviced by the Kailua Fire Station.

Hirosi Shishido

HIROSHI SHISHIDO
Deputy Fire Chief

rfd

EXHIBIT F

GEORGE R. ARIYOSHI
GOVERNOR



E. ALVEY WRIGHT
DIRECTOR

DEPUTY DIRECTORS
DOUGLAS S. SAKAMOTO
WALLACE AOKI

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

IN REPLY REFER TO:

HWY-H
77-2.993

September 21, 1977

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
Mokuaikaua Church
TMK: 7-8-05:35

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

1. Access shall be off existing frontage road.
2. Provide on site parking for facility.
3. Landscaping should be provided.

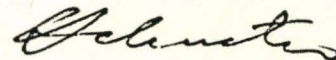

CHAS L. SCHUSTER

EXHIBIT 61

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

Date September 21, 1977

MEMORANDUM

TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit
Applicant: Mokuaikaia Church
Location: Keauhou 2, North Kona, HI
TMK: 7-8-05:35

We have reviewed the subject application and have no comments to offer.

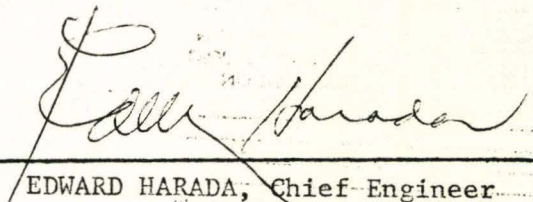
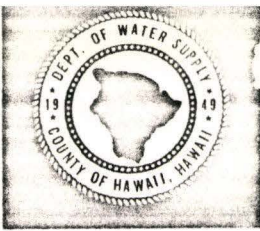

EDWARD HARADA, Chief Engineer

EXHIBIT 4



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

September 22, 1977

TO: Planning Department
FROM: Manager
SUBJECT: SPECIAL PERMIT APPLICATION
MOKUAIKAU CHURCH
TAX MAP KEY 7-8-05:35

We have no objections to the subject Special Permit request. However, the owners shall be advised that water service shall be limited to an existing 5/8-inch meter.

Akira Fujimoto
Manager

QA

cc - Mokuauikau Church

... *Water brings progress...*

EXHIBIT I

UNITED STATES DEPARTMENT OF AGRICULTURE

SOIL CONSERVATION SERVICE

P. O. Box 636, Kealahou, Hawaii 96750
September 26, 1977

Sidney M. Fuke
Planning Department
County of Hawaii
Hilo, Hawaii 96720

Dear Mr. Fuke,

Subject: Special permit Mokuauia Church
TMK: 7-8-05: 35

We have reviewed the above subject application and have no
comments to offer at this time.

Thank you for the opportunity to review this document.

O. M. Mabry
O. M. Mabry
District Conservationist

EXHIBIT J

GEORGE R. ARIYOSHI
GOVERNOR



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

JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

BOARD MEMBERS:

MEMBER - AT - LARGE

ERNEST F. MORGADO
MEMBER - AT - LARGE

Sidney Goo
MEMBER - AT - LARGE

SHIZUTO KADOTA
HAWAII MEMBER

STEPHEN Q. L. AU
KAUAI MEMBER

FRED M. OGASAWARA
MAUI MEMBER

September 26, 1977

MEMORANDUM

To: Mr. Sidney Fuke, Director
Hawaii County Planning Department

Subject: Special Permit Application
Mokuaikaua Church
TMK: 7-8-05:35

The Department of Agriculture has no comments or objections
to the subject application.

Thank you for the opportunity to comment.

John Farias, Jr.
JOHN FARIAS, JR.
Chairman, Board of Agriculture

EXHIBIT K



POLICE DEPARTMENT

COUNTY OF HAWAII
349 KAPIOLANI STREET
HILO, HAWAII 96720



OUR REFERENCE

GUY A. PAUL

YOUR REFERENCE

CHIEF OF POLICE

September 28, 1977

TO : SIDNEY FUKU, PLANNING DIRECTOR
FROM : GUY A. PAUL, CHIEF OF POLICE
SUBJECT: SPECIAL PERMIT APPLICATION,
MOKUAIKAUA CHURCH
TMK: 7-8-05:35

The special permit application submitted by the Mokuaiakaua Church has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested change.


GUY A. PAUL
CHIEF OF POLICE

RG/RLP/k

EXHIBIT L

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Hwys, Health, Police, Fire, Date: September 15, 1977
Soil Conservation, Agriculture and HELCO.
From: Director 
Subject: Special Permit Application
Mokuaikaua Church
TMK: 7-8-05:35

Attached is an application for a Special Permit is forwarded for your review. May we have written comments within two weeks so that we may process the request within the legally specified time period.

vv
Enclosure

Dept. of Health
Hilo, HI
October 11, 1977

Our comments are made in a supportive manner:

1. Any addition to the cemetery requires the approval of the Director of Health. Please call the Chief Sanitarian, Hawaii District for assistance.
2. Sanitary facilities are required for church members by the Public Health Regulations, Chapter 1 Sanitation.

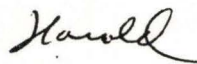

HAROLD MATSUURA
Chief Sanitarian, Hawaii

EXHIBIT M



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKU
Director

DUANE KANUHA
Deputy Director

November 1, 1977

Dear Property Owner: (TMK:

Special Permit Application
Keauhou 2nd, North Kona, Hawaii
Tax Map Key 7-8-05:35

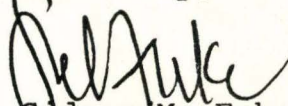
You are hereby notified that a request for a special permit to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District has been submitted by the petitioner, Mokuaikaia Church.

The property involved is located along the makai side of the Hawaii Belt Highway, approximately 2,700 feet Kealahou side of the Kuakini Highway-Pu'uloa Road intersection, Keauhou 2nd, North Kona, Hawaii.

A public hearing on the subject among others will be held beginning at 3:00 p.m. on Wednesday, November 16, 1977, in the Kealahou School Cafetorium, Kealahou, North Kona, Hawaii.

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

Sincerely,


Sidney M. Fuku
Director

smn

Enclosure

EXHIBIT N

11/3/77



SPECIAL PERMIT REQUEST

CONSTRUCTION OF A STORAGE, MAINTENANCE AND
SERVICE BUILDING RELATED TO CHURCH CEMETERY

KEAUHOU 2ND, NORTH KONA, HAWAII

TAX MAP KEY : 7-8-05:35

APPLICANT : MOKUAIKAWA CHURCH

OCT. 26, 1977

SP - ILM PERMIT

MOKUAIKAWA CHURCH

STORAGE, MAINTENANCE & SERVICE
BLDG. RELATED TO CHURCH CEMETERY
7-8-05:357-8-05:17 HAKODA, Gilbert K.
P.O. Box 520
Kealahou, HI 967507-8-05:55 same as 31

18 Various Owners

56 Same as 3160 19 KAMIGAKI, Takeshi
P.O. Box 706
Kealahou, HI 9675059 HIGH, Harold T.
1610 Paula Dr.
Hwa, HI 9681650 20 FOO, Francis TRS
P.O. Box 182
Kailua, Kona HI 9674060 Same as 19

26 applicant

29 KEOMAILANI, Kelly T.
10549 Northvale Rd
Los Angeles, CA 9004732, 43, 45, 55, 56 31 TRS B P Bishop Estate
P.O. Box 3466
Honolulu, HI 96801

32 same as 31

34 33 SUGAI, Noboru
P.O. Box 1245
Kealahou, HI 9675034 same as 3339 Kamehameha Dev. Corp.
700 Bishop Street, Suite 601
Hwa, HI 9681343 Same as 3145 Same as 3150 Same as 20

EXHIBIT N-2

November 1, 1977

Rev. Henry K. Boshard
P. O. Box 1447
Kailua-Kona, HI 96740

Dear Rev. Boshard:

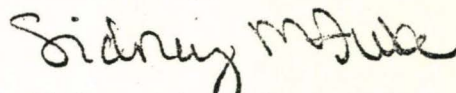
Notice of Public Hearing
Special Permit Application
Mokuaikaua Church
Tax Map Key 7-8-05:35

This is to inform you that the above request has been scheduled for a public hearing. Said hearing among others will be held beginning at 3:30 p.m. on Wednesday, November 16, 1977, in the Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii.

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

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

Sincerely,



Sidney M. Tuke
Director

smn

Enclosures

cc: State Land Use Commission
Land Use Division, DPED

EXHIBIT 0

11/3/77

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: Kealahou School Cafetorium, Kealahou,
North Kona, Hawaii

DATE: Wednesday, November 16, 1977

TIME: 3:30 p.m. (Items 1 to 4)
7:00 p.m. (Item 5)

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

1. PETITIONER: NORMAN GREENWELL/ROMAN CATHOLIC DIOCESE OF HONOLULU

LOCATION: Adjacent and on the mauka side of Konawaena High and Elementary School complex, Onouli 1st, South Kona.

TMK: 8-1-05:portion of 24

PURPOSE: Special Permit request to allow the establishment of a religious school on one (1) acre of land situated within the State Land Use Agricultural District.
2. PETITIONER: MOKUAUKAUA CHURCH

LOCATION: Along the makai side of the Hawaii Belt Highway, approximately 2,700 feet Kealahou

- side of the Kuakini Highway-Pu'uloa Road intersection, Keauhou 2nd, North Kona.
- TMK: 7-8-05:35
- PURPOSE: Special Permit request to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District.
3. PETITIONER: LINCO CONSTRUCTION CO., INC.
- LOCATION: Along the west side of Lua-Kula Street, approximately 600 feet south of the Lua-Kula Street - Laie Street intersection, Waikoloa Village, Waikoloa, South Kohala.
- TMK: 6-8-03:11
- PURPOSE: Planned Development Permit (PDP) request to allow the development of a 230-unit condominium project.
4. PETITIONER: HONOLULU POI CO., LTD./WALTER IMAOKA
- LOCATION: Within the Lalamilo Farm Lots, approximately 1,000 feet from the Mamalahoa Highway, Lalamilo South Kohala.
- TMK: 6-6-05:Portion of 20
- PURPOSE: Special Permit request to allow the establishment of a vegetable processing plant on five (5) acres of land situated within the State Land Use Agricultural District.

5. PETITIONER: MARJORIE STONE

LOCATION: Along the makai side of Alii Drive in the vicinity of the Alii Kai Subdivision, Holualoa, North Kona.

TMK: 7-6-17:30

PURPOSE: Variance request to allow the construction of a four-story condominium building in lieu of the maximum allowable height of three (3) stories as stipulated within the Zoning Code. Also requested is a variance to allow the construction of the building with a 12-foot side yard setback in lieu of the minimum requirement of fourteen (14) feet.

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
(MRS.) LORRAINE R. JITCHAKU, Chairman
By SIDNEY FUKU
Planning Director

(Hawaii Tribune-Herald: November 6 and November 14, 1977)

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
November 16, 1977

The Planning Commission met in regular sessions at 2:37 p.m. in the Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii, with Chairman Lorraine R. Jitchaku presiding.

PRESENT: Lorraine R. Jitchaku
William F. Mielcke
Scott Asai
Shigeru Fujimoto (From 7:00 p.m.)
William J. Paris, Jr.
Charles H. Sakamoto, (Left at 4:29 p.m.)

ABSENT: J. Walsh Hanley
Arthur W. Martin
Haruo Murakami

Sidney M. Fuke, Planning Director
Virginia Goldstein, Planner
Keith Kato, Planner

David Murakami, representing Ex-officio Member, Edward Harada
Quirino Antonio, representing Ex-officio Member, Akira Fujimoto
Patrick Tani, Department of Public Works
Hiroo Hamano, Department of Water Supply

and about 15 people in attendance

EXHIBIT

P

SPECIAL PERMIT
MOKUAIKAUA CHURCH
KEAUHOU 2ND, NORTH KONA

Public hearing on the application of Mokuaiakaua Church for a Special Permit to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District. The property involved is located along the makai side of the Hawaii Belt Highway, approximately 2,700 feet Kealahou side of the Kuakini Highway-Pu'uuloa Road intersection, Keauhou 2nd, North Kona, TMK: 7-8-05:35.

Staff presented background information on file.

It was moved by Commissioner Mielcke and seconded by Commissioner Paris that the public hearing be closed; motion was carried.

PLANNED DEVELOPMENT
PERMIT
LINCO CONSTRUCTION
CO., INC.
WAIKOLOA, SOUTH KOHALA

Public hearing on the application of Linco Construction Co., Inc., for a Planned Development Permit (PDP) to allow the development of a 230-unit condominium project. The property involved is located along the west side of Lua-Kula Street, approximately 600 feet south of the Lua-Kula Street-Laie Street intersection, Waikoloa Village, Waikoloa, South Kohala, TMK: 6-8-03:11.

Staff presented background information on file.

The applicant's representative, Dick Schenck, informed the Commissioners that they have a purchase agreement on the first increment from Boise Cascade Home and Land Development Company with options on the remaining two, and that their 1, 2, and 3 bedroom units are expected to be sold for \$60,000, \$70,000 and \$80,000 respectively.

As far as timetable, Mr. Schenck reported that they haven't gone through the State Real Estate Commission as yet, but hope to get preliminary approval sometime in January and that they have to firm up with Boise on the first increment by February 1, 1978. Hopefully, they can start construction in March or April. He reported that most of the labor would be from the Big Island.

It was moved by Commissioner Mielcke and seconded by Commissioner Asai that the public hearing be closed; motion was carried.

SPECIAL PERMIT
HONOLULU POI CO., LTD./
WALTER IMAOKA
LALAMILO, SOUTH KOHALA

Public hearing on the application of Honolulu Poi Co., Ltd./Walter Imaoka for a Special Permit to allow the establishment of a vegetable processing plant on five (5) acres of land situated within the State Land Use Agricultural District. The property involved is located within the Lalamilo Farm Lots, approximately 1,000 feet from the Mamalahoa Highway, Lalamilo, South Kohala, TMK: 6-6-05:Portion of 20.

Staff presented background information on file.

In response to comments submitted by the Department of Water Supply, the applicant's attorney, Clifford Lum, pointed out that even though the proposed plant is larger, the level of water consumption would

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
November 16, 1977

A duly advertised public hearing, on the application of Mokuaikaua Church, was called to order at 3:37 p.m. in the Cafetorium of the Kealakehe Elementary School, Kealakehe, North Kona, Hawaii, by Chairman Jitchaku.

PRESENT: Lorraine R. Jitchaku
William F. Mielcke
Scott Asai
William J. Paris, Jr.
Charles H. Sakamoto

ABSENT: Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin
Haruo Murakami

Sidney M. Fuke, Planning Director
Virginia Goldstein, Planner
Keith Kato, Planner

David Murakami, representing Ex-officio Member, Edward Harada
Quirino Antonio, representing Ex-officio Member, Akira Fujimoto
Patrick Tani, Department of Public Works
Hiroo Hamano, Department of Water Supply

and about 9 people in attendance

CHAIRMAN: Okay, we'll go on with Item 2 under public hearings. The public hearing on the application of Mokuaikaua Church for a Special Permit to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District. The property involved is located along the makai side of the Hawaii Belt Highway, approximately 2,700 feet Kealakekua side of the Kuakini Highway-Pu'uloa Road intersection, Keauhou 2nd, North Kona, TMK: 7-8-05:35. Staff?

KATO: Presented background information on file.

CHAIRMAN: Thank you, Keith. Are there any questions of the staff's report? If there are no questions, the Chair at this time would like to call upon a representative of the applicant forward please. State your name into the microphone please.

BOSHARD: Henry K. Boshard, pastor of Mokuaikaua Church.

CHAIRMAN: Do you affirm to tell the truth and nothing but the truth on this matter now before the Hawaii County Planning Commission?

BOSHARD: I do.

CHAIRMAN: Thank you. You've heard the staff's background, is there anything else that you'd like to add for the Commissioner's information?

BOSHARD: No, I think the letters that were read fully explains our position. I really don't have anything additional.

CHAIRMAN: Staff, any questions of the applicant, or Commissioners? If there are no questions of the applicant, we thank you and we'll continue on with our meeting.

This is a public hearing, the Chair at this time would like to call on anyone present who'd like to speak on this application now before the Commission. Commissioner Mielcke?

MIELCKE: Madam Chairman, if there's no public testimony to come before the Commission, I'd like to move that the public hearing be closed.

CHAIRMAN: Is there a second?

PARIS: I second the motion, Madam Chairman.

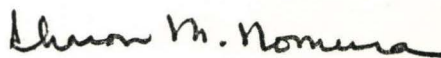
CHAIRMAN: It has been moved by Commissioner Mielcke and seconded by Commissioner Paris that the public hearing be closed. All those in favor say aye?

COMMISSIONERS: Aye.

CHAIRMAN: Oppose? This is a special permit and voting cannot be taken until 15 days after. Reverend Boshard, you'll be notified when the action meeting will be held. Thank you.

Public hearing adjourned at 3:45 p.m.

Respectfully submitted,



Sharon M. Nomura
Secretary

A T T E S T :

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

November 17, 1977

Rev. Henry K. Boshard
P. O. Box 1447
Kailua-Kona, HI 96740

Dear Rev. Boshard:

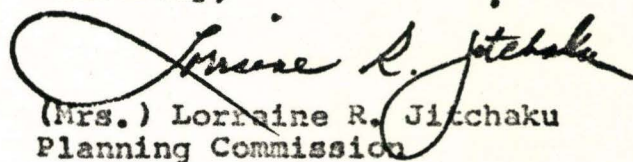
Special Permit Application
Mokuaikaua Church
Tax Map Key 7-2-05:35

The Planning Commission at its meeting of November 16, 1977, held a duly advertised public hearing on the above application for a special permit to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District at Keauhou 2nd, North Kona, Hawaii.

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

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

Sincerely,


(Mrs.) Lorraine R. Jitchaku
Planning Commission

smn

cc: State Land Use Commission
Land Use Division, DPED

EXHIBIT

R

NOV 17 1977

November 21, 1977

Reverend Henry K. Boshard
P. O. Box 1447
Kailua-Kona, HI 96740

Dear Reverend Boshard:

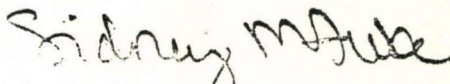
Special Permit Application
Mokuaikaua Church
Tax Map Key 7-8-05:35

The above application will again be discussed on Tuesday, December 6, 1977, by the Planning Commission. The meeting will be held at the Seven Seas Luau House, South Hilo, Hawaii, and is scheduled to begin at 2:30 p.m.

You will be notified of the Commission's decision.

A copy of the agenda is enclosed for your information.

Sincerely,



Sidney M. Fuke
Director

smn

Enclosure

cc: State Land Use Commission
Land Use Division, DPED

EXHIBIT 5

SPECIAL PERMIT: MOKUAIKAUA CHURCH

Reverend Henry K. Boshard, on behalf of Mokuaiakaua Church, has submitted a petition to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District. The area under consideration is located on the makai side of the Belt Highway, approximately 2,700 feet Kealahou side of the Kuakini Highway - Pu'uloa Road intersection, Keauhou 2nd, North Kona (TMK: 7-8-5:35).

The petitioner proposes to construct the building and use it initially for agricultural storage equipment ^{and} ~~and~~ maintenance. Subsequently the petitioner proposes to use the structure for the fabrication of church furniture, cabinets and other church and auxiliary items. The structure proposed is a single story building with a gross floor area of 864 square feet.

The subject parcel has one (1) house on it in addition to cemetery use. Access to the proposed building would be off the Kuakini Highway via an existing driveway.

In support of the request the petition has stated:

(READ BOSHARD'S 9/7/77 LETTER)

In a subsequent letter, the petitioner further detailed plans.

"With regards to the short-term use of the building, it shall be used as an agricultural storage and equipment maintenance facility. We presently are growing banana, avocado and coffee. We also intend to plant macadamia nut trees within our adjoining three acre parcel.

EXHIBIT T

"As for our long-term use of the proposed building, we wish to augment its use by adding to our ever expanding ministry a place where we can fabricate church furniture, cabinets and all other church and auxiliary items."

The General Plan Land Use Allocation Guide Map designates the area as low density urban. Within this designation single family residential uses are permitted up to a density of four (4) units per acre. The subject parcel is currently in the Unplanned zone district.

Surrounding land uses include single family residential, cemeteries, macadamia nut plantings. A County park is located adjacent to and south of the Mokuaikaua Cemetery.

Soils on the subject property is of the Honuaulu soil series. This series is characterized by moderately deep soil, with a moderately fine texture. This soil type is also rocky, well drained and unsuited to machine tillability. The overall soil productivity has been rated "C" or fair by the Land Study Bureau. Average annual rainfall varies between sixty (60) to eighty (80) inches per year.

The State Department of Transportation commented that

- "1. Access shall be off existing frontage road
2. Provide on site parking for facility.
3. Landscaping should be provided."

The Police Department commented that, "We can foresee no adverse effects from the requested change."

The Department of Water Supply noted that, "The owners shall be advised that water service shall be limited to an existing 5/8-inch meter."

The Fire Department noted that, "There is no fire hydrant located in this vicinity at the present time. The nearest hydrant is approximately a quarter of a mile away. The area is serviced by the Kailua Fire Station."

The State Health Department commented that, "Sanitary facilities shall be available."

All other agencies, including the State Department of Agriculture, had no comments or objections to the subject request.

RECOMMENDATION: MOKUAIKAUA CHURCH

Upon careful review of the Special Permit petition to allow the construction of a storage, maintenance and service building, staff recommends that the request be given a favorable recommendation based on the following considerations:

That the proposed use will not burden public agencies in the provision of road, water, sewage disposal, drainage, and police and fire protection. All cooperating agencies charged with the responsibility of providing such public services had no adverse comments or objections to the subject request. Further, the subject property is currently serviced by an existing access way and water line. There are also sanitary facilities on site presently.

That the proposed use will not adversely affect surrounding properties. Surrounding land uses include cemetery, agricultural, single family residential and park uses in addition to vacant lands. Given the sparseness of present improvements in the area, the proposed use will most likely not have adverse impacts on the surrounding lands. Further, the proposed use will complement the existing cemetery and potential agricultural uses of the property by providing facilities for storage and maintenance. Thus, it is reasoned that the proposed use will not have ^{an} adverse impact on the agricultural potential of the area and that the use is not anticipated to adversely affect the surrounding properties.

That the proposed use will be consistent with the objectives of the land use law which are to preserve, protect and encourage the development of lands in the State for those uses to which these lands are best suited in the interest of public health and welfare of the people of the State of Hawaii. The proposed use is intended to be supportive of Mokuaikaua Church, which is a nonprofit religious organization. Given the petitioner's purposes and the relatively small scale of the proposed development, it is reasoned that the welfare of the people of Hawaii will be promoted by the establishment of the proposed use. The applicant's intention to service church activities distinguishes this request from a commercial enterprise which does not maintain as its primary objective the promotion of the general welfare.

It is further recommended that the request be given a favorable recommendation subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans for plan approval within one (1) year of the effective date of approval of the Special Permit. Construction of the proposed structure shall commence within one (1) year of the receipt of final plan approval and be completed within two (2) years thereafter.
2. That should the proposed use generate unanticipated adverse impacts on the surrounding properties, the Planning Director shall so notify the Planning Commission and recommend appropriate action to the Planning Commission to have this Special Permit terminated or to add other mitigating conditions

3. That adequate parking, as determined by "plan approval", shall be provided. These stalls shall be individually accessible with adequate back-up space for turning movements and shall have an all-weather dust-free surface.
4. That all other applicable rules and regulations shall be complied with.

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

Date December 6, 1977

 Preliminary hearing Public hearing ✓ Request

Deny

Defer

Continue

Other:

EXHIBIT X

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES

December 6, 1977

The Planning Commission met in regular sessions at 2:36 p.m. at the Seven Seas Luau House, South Hilo, Hawaii, with Vice-Chairman William F. Mielcke presiding.

PRESENT: Lorraine R. Jitchaku (From 3:04 p.m.) ABSENT: Shigeru Fujimoto

William F. Mielcke

Scott Asai

J. Walsh Hanley (Left at 5:20 p.m.)

Arthur W. Martin (From 2:52 p.m.)

Haruo Murakami

William J. Paris, Jr.

Charles H. Sakamoto

Duane Kanuha, Deputy Planning Director

Ilima Piianaia, Planner

Keith Kato, Planner

Gerald Hay, Planner

David Murakami, representing Ex-officio Member, Edward Harada
Quirino Antonio, representing Ex-officio Member, Akira Fujimoto
Roxanna Garcia, Deputy Corporation Counsel

and about 13 people in attendance

EXHIBIT Y

SPECIAL PERMIT
✓ MOKUAIKAUA CHURCH
KEAUHOU 2ND,
NORTH KONA

Application of MokuaikaUA Church for a Special Permit to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District. The property involved is located along the makai side of the Hawaii Belt Highway approximately 2,700 feet Kealahou side of the Kuakini Highway-Pu'uloa Road intersection, Keauhou 2nd, North Kona, TMK: 7-8-05:35.

Staff presented recommendation for approval with condition on file.

Commissioner Murakami questioned Condition No. 2, whether staff is expecting unanticipated adverse impacts on the surrounding properties. Staff replied that given the type of activity proposed, it would depend on how intensely they operate, and primary the concern is potential adverse impact from noise.

It was moved by Commissioner Murakami and seconded by Commissioner Paris that the Commission send a favorable recommendation to the State Land Use Commission on this application with the conditions as outlined by the staff. A roll call vote was taken and motion carried with six ayes.

SPECIAL PERMIT
HONOLULU POI CO.,
LTD./WALTER IMAOKA
LALAMILO, SOUTH
KOHALA

Application of Honolulu Poi Co., Ltd./Walter Imaoka for a Special Permit to allow the establishment of a vegetable processing plant on five (5) acres of land situated within the State Land Use Agricultural District. The property involved is located within the Lalamilo Farm Lots, approximately 1,000 feet from the Mamalahoa Highway, Lalamilo, South Kohala, TMK: 6-6-05:portion of 20.

Staff presented recommendation for approval with conditions on file.

Staff informed the Commissioners that the State Land Use Classification is Agricultural 5-acres.

Staff amended Condition No. 3 to read, "That use of the existing processing facilities on the Okada property, identified as TMK: 6-6-05:13, shall be terminated within 90 days of the establishment of the proposed processing facilities on TMK: 6-6-05:portion of 20 and Special Permit 75-225 shall be nullified." The reason for this is that they want to assure that the use of the existing facility is terminated and that 90 days would be sufficient removal time.

This being an action meeting, it was moved by Commissioner Asai and seconded by Commissioner Sakamoto to send a favorable recommendation to the State Land Use Commission on this application with the conditions as outlined and amended by the staff. A roll call vote was taken and motion carried with six ayes. Commissioner Martin abstained from voting as he was not present at the public hearing and had just arrived. Commissioner Murakami requested he be excused from voting as he was not present at the last meeting, however request was denied as he did receive the minutes, background report and recommendation.

December 7, 1977

The Reverend Henry K. Boshard
P. O. Box 1447
Kailua-Kona, HI 96740

Dear Rev. Boshard:

Special Permit Application
Mokuaikaua Church
Tax Map Key 7-8-05:35

The Planning Commission at its regular meeting of December 6, 1977, considered your application for a special permit to allow the construction of a building for storage, maintenance, and service on 2.27 acres of land situated within the State Land Use Agricultural District in Keauhou 2nd, North Kona, Hawaii.

The Commission voted to forward a favorable recommendation to the Land Use Commission subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans for plan approval within one (1) year of the effective date of approval of the Special Permit. Construction of the proposed structure shall commence within one (1) year of the receipt of final plan approval and be completed within two (2) years thereafter.
2. That should the proposed use generate unanticipated adverse impacts on the surrounding properties, the Planning Director shall so notify the Planning Commission and recommend appropriate action to the Planning Commission to have this Special Permit terminated or to add other mitigating conditions.

EXHIBIT Z

DEC 7 1977

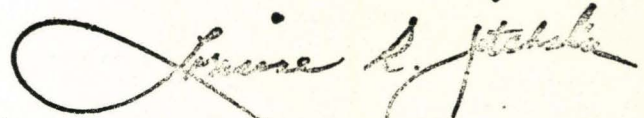
December 7, 1977

3. That adequate parking, as determined by "plan approval", shall be provided. These stalls shall be individually accessible with adequate back-up space for turning movements and shall have an all-weather dust-free surface.
4. That all other applicable rules and regulations shall be complied with.

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

In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lorraine R. Jitchaku". The signature is fluid and cursive, with a large loop at the beginning.

(Mrs.) Lorraine R. Jitchaku
Chairman, Planning Commission

lgv

cc State Land Use Commission
Land Use Division, DPED

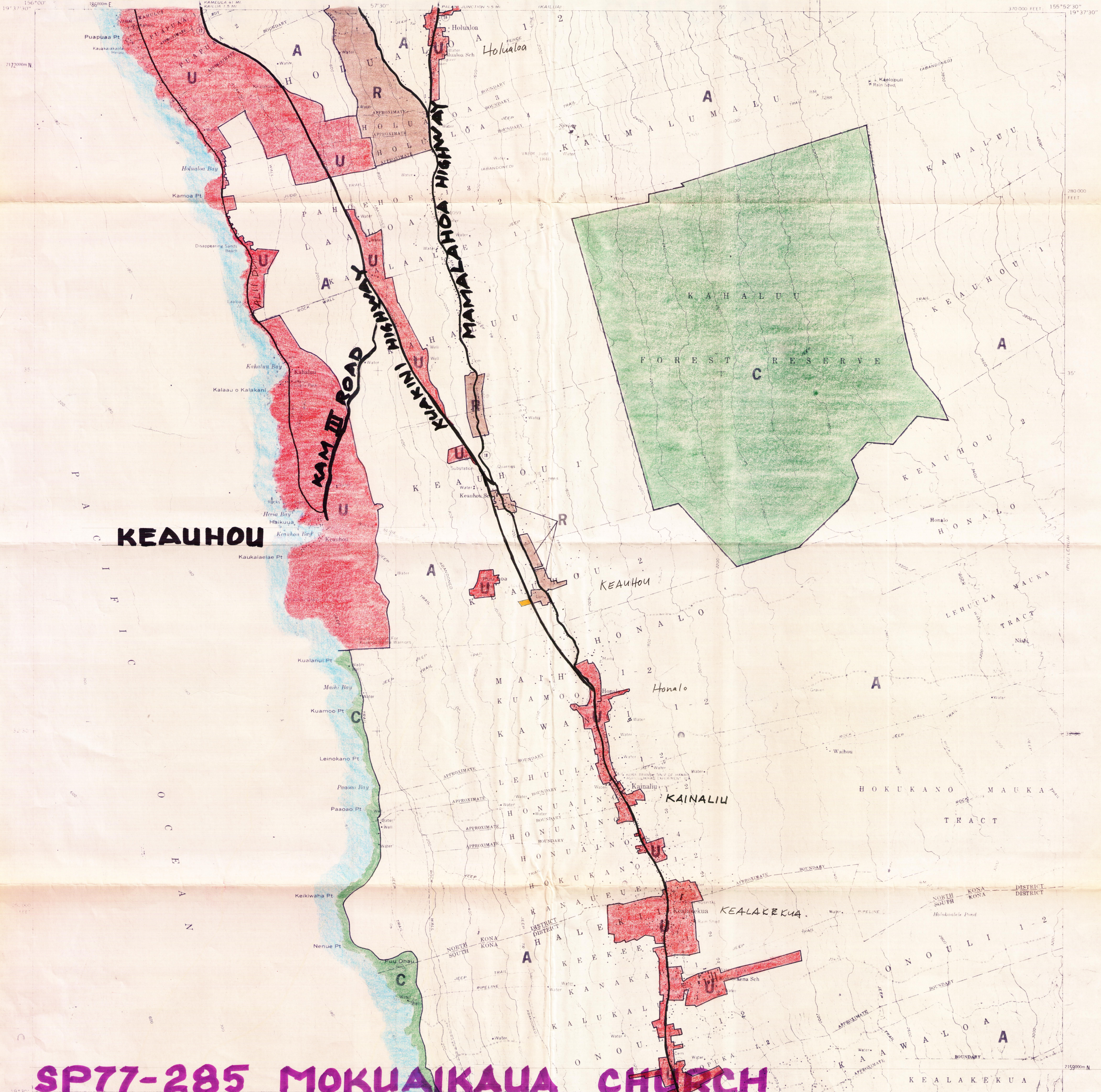
State of Hawaii
LAND USE COMMISSION

MAPS

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LAND USE STRICT BOUNDARIES		
DISTRICT MAP	STATE OF HAWAII LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: DEC. 20, 1974	DISTRICTS U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION
H-8		

KEALAKEKUA QUADRANGLE
HAWAII—ISLAND AND COUNTY OF HAWAII
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW 4 KAILUA 15 QUADRANGLE



SP77-285 MOKUAIKAU CHURCH

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken: 1954 Field check: 1960
Hydrography compiled from USC&GS charts 4140 (1953)
and 4163 (1956)
Polyconic projection - Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 1
1000-meter Universal Transverse Mercator grid ticks
zone 5, shown in blue

SCALE 1:24,000
CONTOUR INTERVAL 40 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
MEAN RANGE OF TIDE IS APPROXIMATELY 1 FOOT
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Medium-duty ——— Light-duty ———
Unimproved dirt ——— State Route —○—
H-8 KEALAKEKUA, HAWAII
SW 4 KAILUA 15 QUADRANGLE
N1930—W15552.5/7.5
1960



THIRD ZONE	SEC.	DIVISION PLAT
7	8	05
CONTAINING PARCELS		

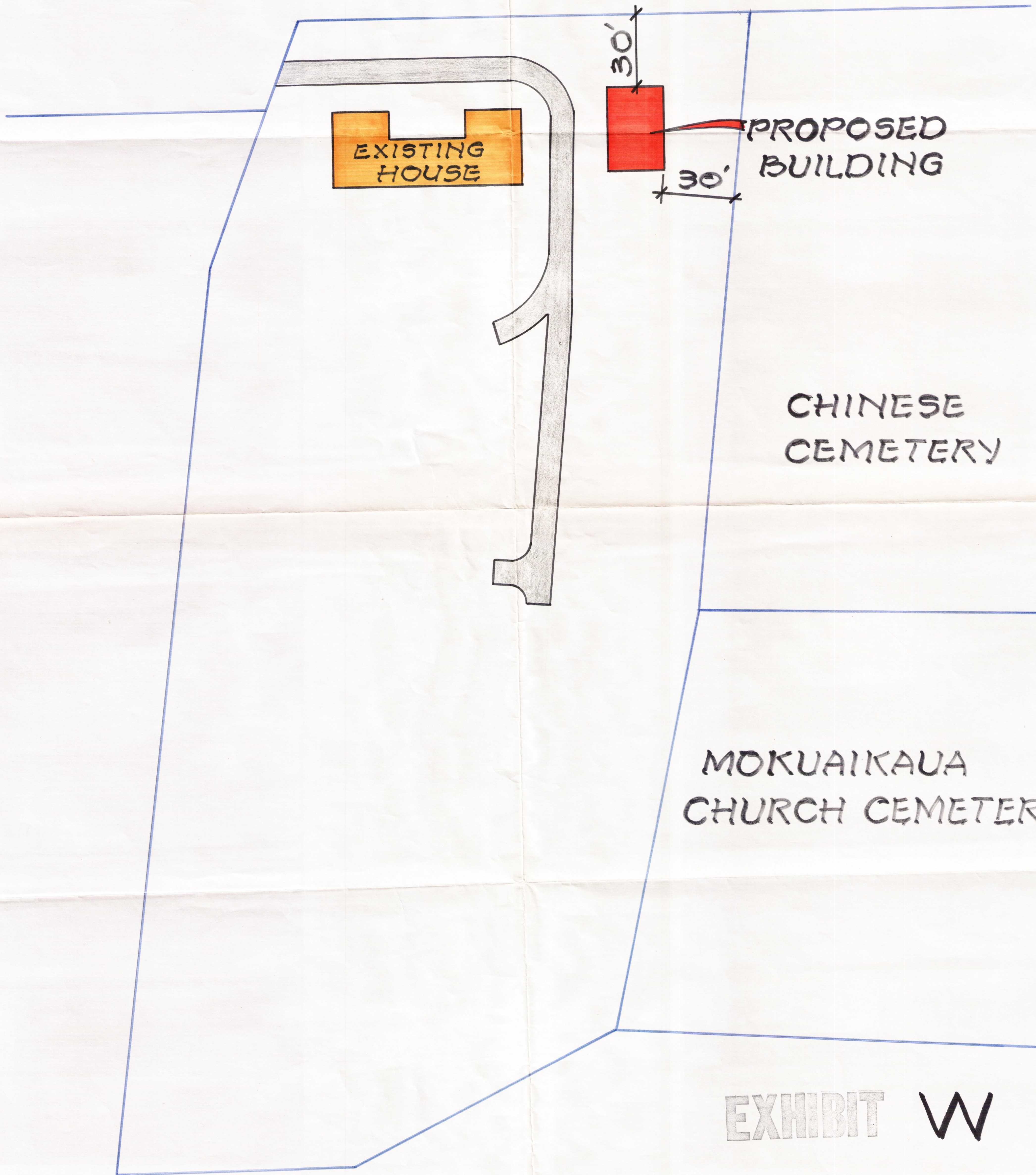
SCALE: 1"=200'

TRUE NORTH
Scale: 1" = 20'

To Kailua

KUAKINI HIGHWAY

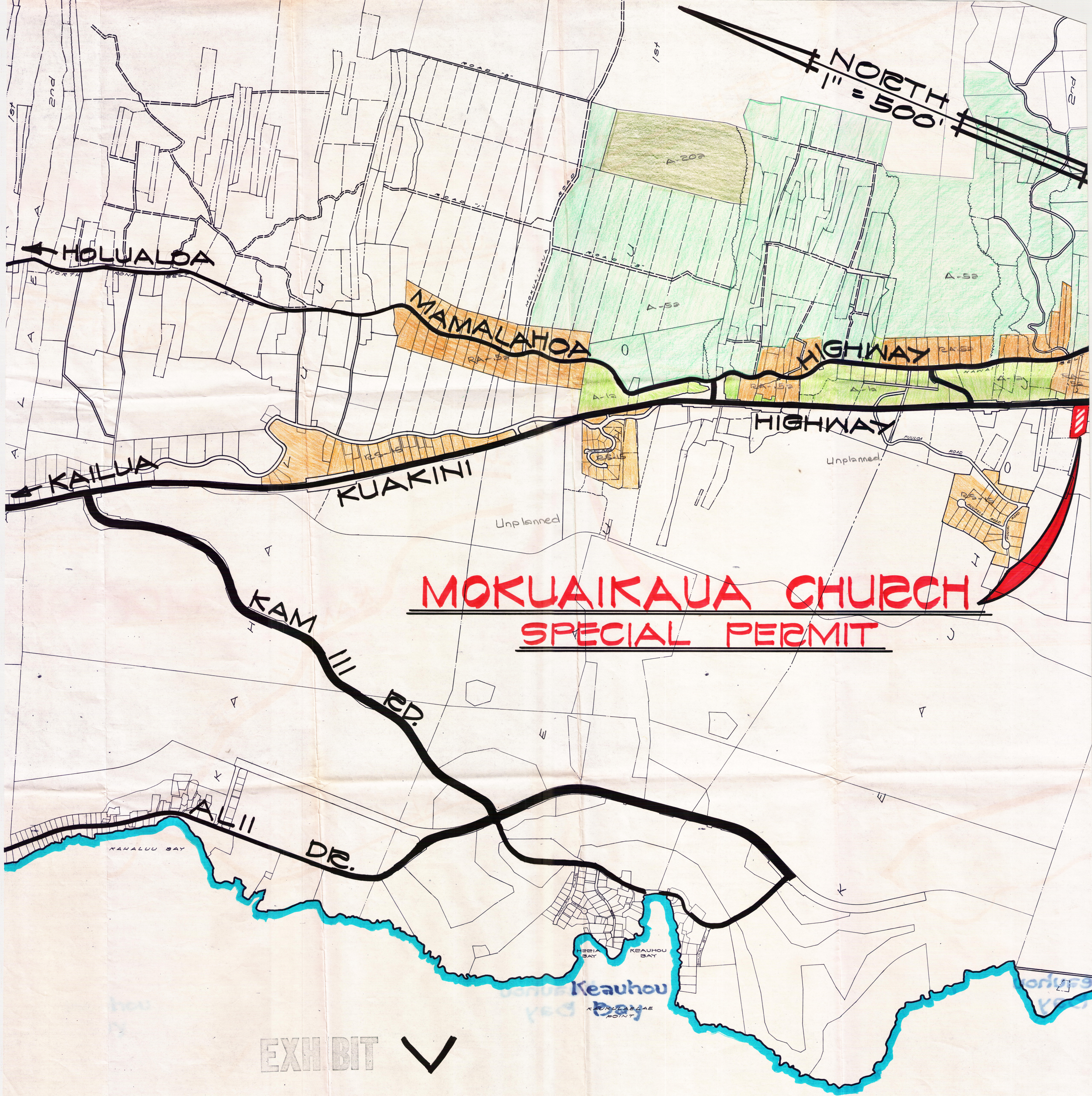
To Kainaliu



MOKUAIKAUA
CHURCH CEMETERY

EXHIBIT W

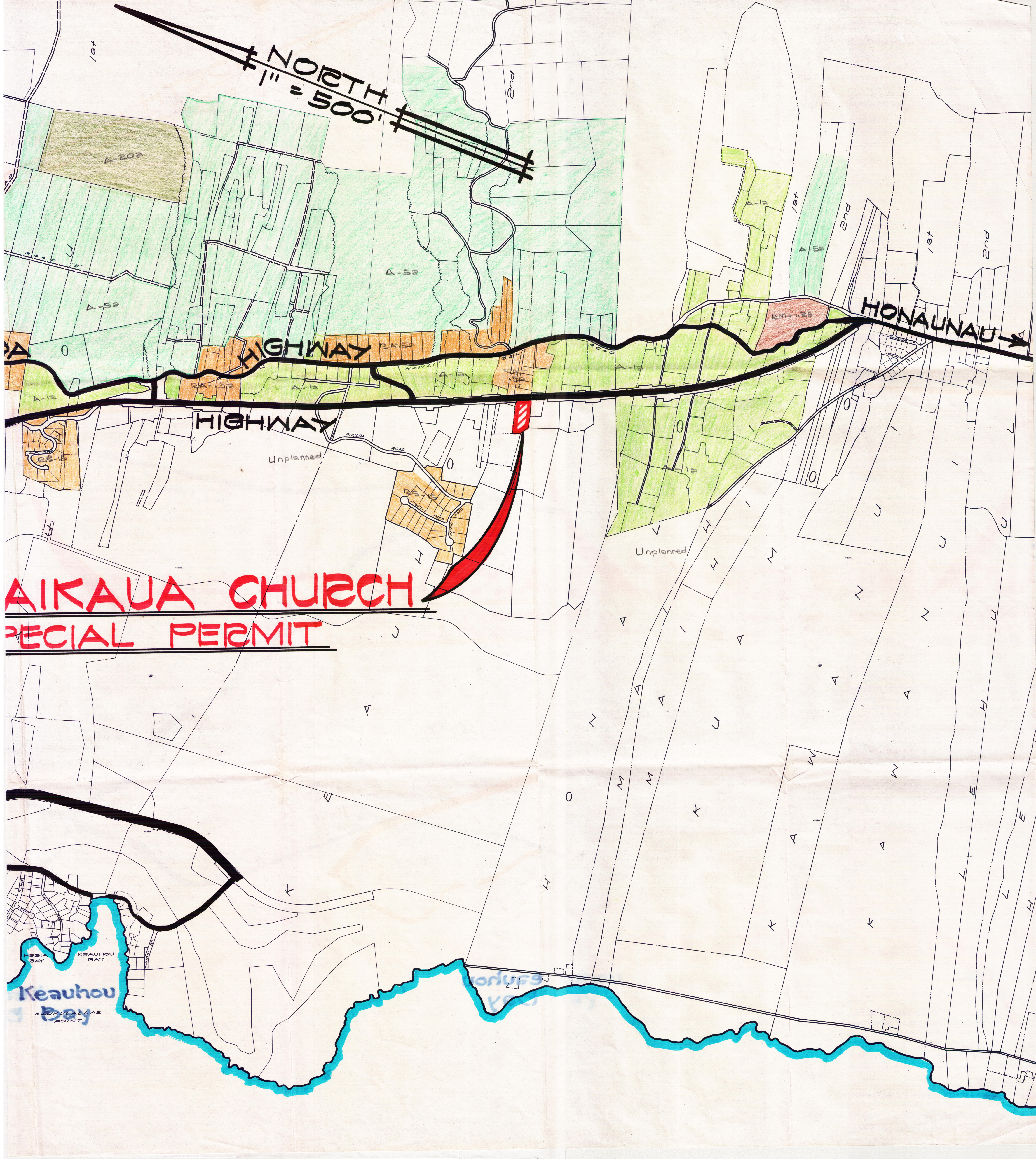
NORTH
1" = 500'



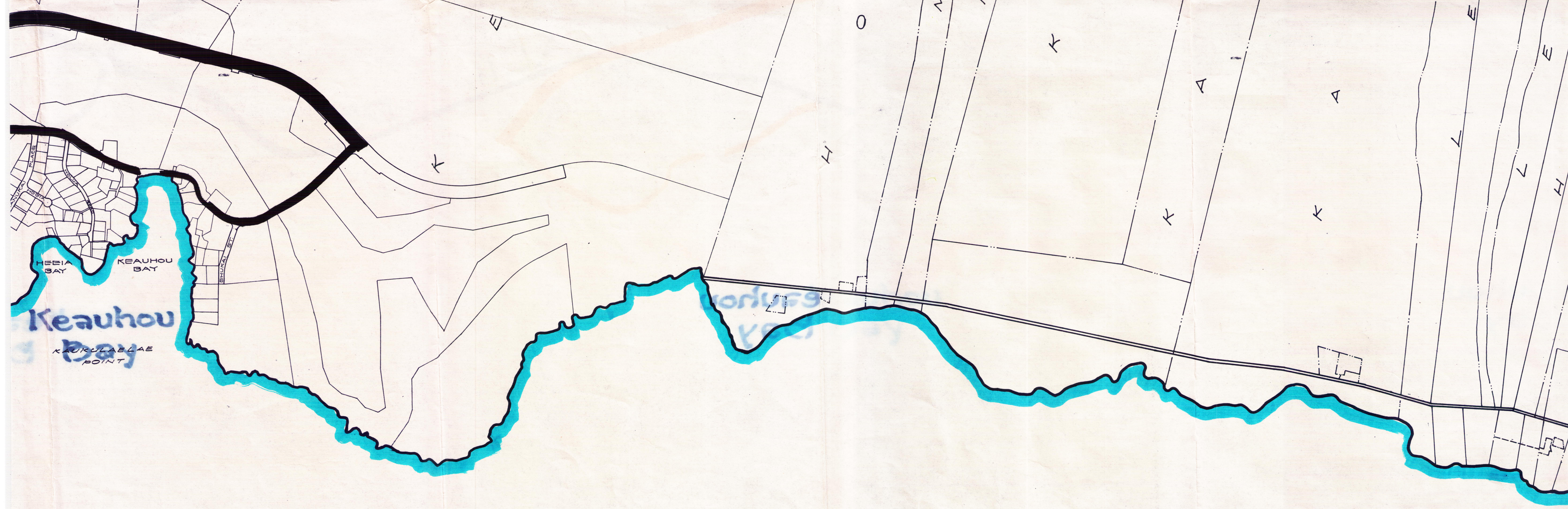
MOKUAIKAUA CHURCH
SPECIAL PERMIT

EXHIBIT ✓

NORTH
1" = 500'

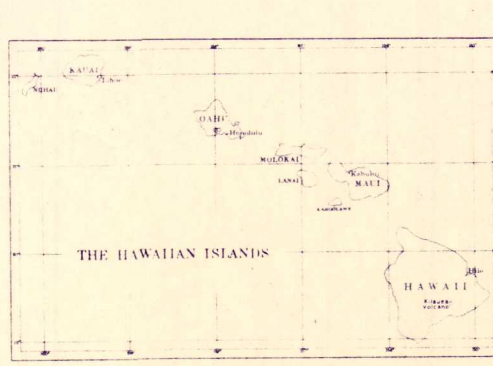
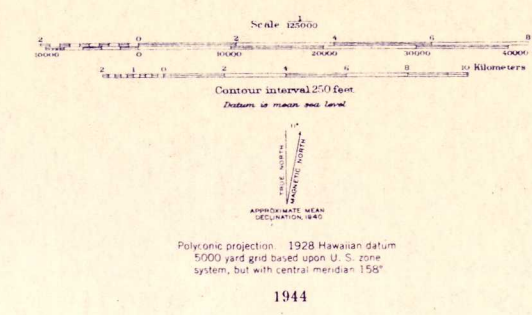


AIKAUA CHURCH
SPECIAL PERMIT



DIVISION OF HYDROGRAPHY
Territory of Hawaii
TOPOGRAPHIC MAP
OF THE
ISLAND OF HAWAII
COUNTY OF HAWAII

SURVEYED BY THE GEOLOGICAL SURVEY UNITED STATES DEPARTMENT OF THE INTERIOR
IN COOPERATION WITH THE
Territory of Hawaii
INGRAM M. STAINBACK, GOVERNOR
A. LESTER MARKS, COMMISSIONER OF PUBLIC LANDS
AS COMPILED BY THE
NATIONAL PARK SERVICE
WITH REVISIONS BY
H. T. STEARNS



EXPLANATION

