

SPECIAL PERMIT	
Petition Received	1/25/79
Maps	
Action Span	1/25/79 - 3/11/79
Action Date	2/21/79
Recordation	4/26/79



Planning Department

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720 • (808) 961-8288

Lorraine R. Inouye
Mayor

Norman K. Hayashi
Director

Tad Nagasako
Deputy Director

April 9, 1992

LAND USE COMMISSION
STATE OF HAWAII
APR 13 3 10 PM '92

Mrs. Barbara Domingo
Gima Yoshimori Miyabara
Deguchi Architects, Inc.
7 Waterfront Plaza, Suite 400
500 Ala Moana Boulevard
Honolulu, HI 96813

Dear Mrs. Domingo:

Expansion of Hookena Elementary School
Tax Map Key: 8-6-11: Portion of 2

This is to acknowledge receipt of your facsimile dated March 24, 1992, requesting a determination by this office as to the proper procedures to be taken to allow the expansion of Hookena Elementary School.

According to your facsimile, the Department of Accounting and General Services (DAGS) is proposing the expansion of Hookena Elementary School which will accommodate 4.9 acres of land in addition to the existing 4.1-acre school site.

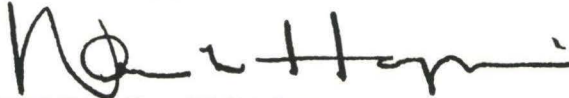
On February 21, 1979, the State Land Use Commission voted to approve Special Permit No. 406 to allow the continued use of the Hookena School site, among others. The total land area to be encumbered by the existing Hookena Elementary School and its proposed expansion is approximately 9 acres. Therefore, an amendment to Special Permit No. 406 would be appropriate. Since the area to be affected by this amendment is less than 15 acres, such an amendment would be considered by the Planning Commission.

According to the Planning Commission's Rule No. 6 Relating to Special Permit Procedures, the Commission shall conduct a public hearing on a request within a period of not more than ninety (90) days from the receipt of a complete application. The Commission shall then act on the request within a period of thirty (30) days after the close of the public hearing.

Mrs. Barbara Domingo
April 9, 1992
Page 2

We are enclosing a Special Permit Application for your use. We hope that we have adequately answered all of your questions. Should you have any additional questions, please feel free to contact Daryn Arai or Connie Kiriu of this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Norman K. Hayashi', written in a cursive style.

NORMAN K. HAYASHI
Planning Director

DSA:smo
4930D
cc: ✓ LUC
SP 406
West Hawaii Office



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

March 13, 1992

Mr. Russel S. Nagata
State Comptroller
Department of Accounting
and General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Nagata:

Subject: EIS Preparation Notice for Hookena Elementary
School Expansion

We have reviewed the subject EIS Preparation Notice for an expansion of 4.9 acres to Hookena School transmitted by your letter dated March 9, 1992 and confirm that the three potential sites and the school itself, are within the State Land Use Agricultural District.

According to our records, the current school site was the subject of a Special Permit petition, Docket No. SP79-331/State of Hawaii/Department of Education. The petition involved three school sites, Honaunau School, Kohala School and Hookena School and was filed to allow the continued use of these schools in the Agricultural District.

The petition was approved by the Hawaii County Planning Commission on December 14, 1978 and subsequently approved by the Land Use Commission on February 21, 1979.

The area covered by the Special Permit for Hookena School is approximately 4.1 acres. Because the selected site would add another 4.9 acres to the existing school site, it appears that either an amendment to the Special Permit or a district boundary amendment is needed.

Since the project involves an area less than 15 acres, we suggest that the County of Hawaii Planning Department be contacted for information on appropriate procedures.

Mr. Russel S. Nagata
March 13, 1992
Page Two

In regards to the tax map keys for the proposed expansion, TMK's 8-6-10: 09 and 8-6-10: 12 correspond only to the 4.033 acres of the existing school site. The proposed additional area is a portion of TMK 8-6-11: 02. The tax map key for the additional area should be included in the Draft EIS.

We have no further comments at this time. Thank you for the opportunity to comment on this matter. If you should have any questions, please call me or Leo Asuncion of my staff at 587-3825.

Sincerely,



ESTHER UEDA
Executive Officer

EU:th

cc: County of Hawaii Planning Dept.



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

GEORGE R. ARIYOSHI
Governor

CHARLES W. DUKE
Chairman

SHINICHI NAKAGAWA
Vice Chairman

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

June 1, 1979

COMMISSION MEMBERS:

James Carras
Colette Machado
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

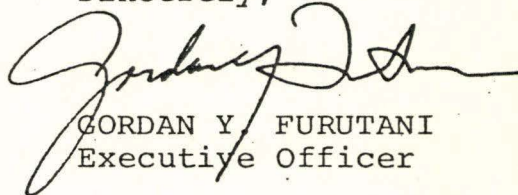
Mr. Sidney Fuke
Planning Director
Hawaii Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuke:

Subject: SP79-331 - State of Hawaii
Department of Education

In reference to our letter to you dated
February 23, 1979, enclosed is a copy of the
Decision and Order on SP79-331 for your information
and records.

Sincerely,


GORDAN Y. FURUTANI
Executive Officer

Encl.

cc: Department of Education

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

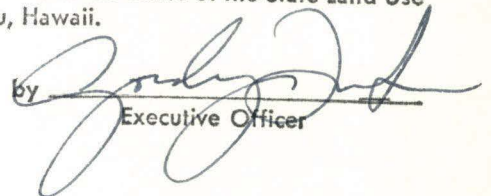
In the Matter of the)
Petition for Special Permit)
of STATE OF HAWAII)
DEPARTMENT OF EDUCATION)
_____)

SP79-331

STATE OF HAWAII
DEPARTMENT OF EDUCATION

This is to certify that this is a true and correct copy of the
Decision and Order on file in the office of the State Land Use
Commission, Honolulu, Hawaii.

JUN 1 1979,
Date

by 
Executive Officer

DECISION AND ORDER

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the)	SP79-331
Petition for Special Permit)	
of STATE OF HAWAII)	FINDINGS OF FACT,
DEPARTMENT OF EDUCATION)	CONCLUSIONS OF LAW AND
)	DECISION AND ORDER
)	

The Land Use Commission of the State of Hawaii, having duly considered the entire record in the above entitled matter, makes the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. The Petition for Special Permit was filed by the State of Hawaii, Department of Education, to allow the continued use of three school sites situated within the State Land Use Agricultural District for public educational purposes.

2. The three school sites include: Honaunau School, Ke'ei 2nd, South Kona, Tax Map Key 8-3-13: 21; Hookena School, Kauhako, South Kona, Tax Map Key 8-6-10: 9 and 12; and Kohala School, Pahoa, North Kohala, Tax Map Key 5-5-8: 24 and 42.

3. The Special Permit is essentially to legitimize the existing school uses at the three sites. There are no immediate plans for improvements at these school sites.

HONAUNAU SCHOOL

4. Honaunau School encompasses approximately 12 acres of land located along the mauka side of the Belt Highway, approximately 1,000 feet north of the Napoopoo Road junction at Ke'ei 2nd.

5. The subject school parcel was acquired by the County of Hawaii in 1952 and currently includes grades kindergarten to eight.

6. The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the site as medium density urban. The County zoning designation is Agricultural - one acre (A-1a).

7. The Land Study Bureau's overall master productivity soil rating for agricultural use is Class "E" or "Very Poor" for the soils of the subject property. The State Department of Agriculture has not included the site within the Agricultural Lands of Importance to the State of Hawaii classification system.

8. Surrounding land uses include coffee farming, diversified agriculture, residential and vacant lands. Additionally, a church, store and service station are situated at the junction of the Belt Highway and the Napoopoo Road.

9. Access to the school site is via the Belt Road.

10. All essential utilities are available to the site.

11. The nine structures at the subject site are utilized for classrooms, cafeteria, administration, garage and kindergarten use.

HOOKENA SCHOOL

12. Hookena School encompasses two parcels of land of approximately 4.1 acres in size. The site is located on the makai side of the Belt Highway, approximately one-half mile north of the Hookena Road/Belt Highway junction.

13. The school currently include grades kindergarten through eight. The land has been used as a public school since the 1920's.

14. There are presently three permanent wood frame buildings and four relocatable classroom buildings at the school site.

15. The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the area Low Density Urban. The County zoning designation is Unplanned (U) for the subject parcels.

16. The subject area has not been classified as Agricultural Lands of Importance to the State of Hawaii by the State Department of Agriculture.

17. Access to the school site is directly off of the Belt Highway.

18. All essential utilities are available at the subject site.

19. Surrounding land uses include single family residences along the Belt Highway, ranching and vacant lands, a poi factory and a slaughterhouse.

KOHALA SCHOOL

20. The Kohala School site encompasses two parcels of approximately 9.94 acres in size. The school is located on the makai side of the Hawi-Niulii Road, approximately one mile east of Hawi.

21. The two subject parcels are currently used as the school's major athletic playfield complex and for one-third of the permanent classroom structures for the elementary classes.

22. The Kohala High and Elementary School complex includes five parcels of land, three of which are situated within the State Land Use Urban District. These three parcels are not included in the permit application.

23. The Kohala High and Elementary School has been in existence at the present location since the late 1800's.

24. The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the area as Low Density Urban. The County's zoning designation is Agricultural - 20 acres (A-20a).

25. Both the Land Study Bureau and the State Department of Agriculture have not classified the soils of the subject site, since it is within an area of urban character.

26. Access to the subject parcels is from the Honomakau Road, which divides the school campus.

27. Surrounding land uses include vacant land, a pistol range, residences, a service station, a snack shop and a church.

28. All essential utilities are available at the subject site.

29. All cooperating agencies, including the Department of Water Supply, Department of Health, Department of Agriculture, Department of Public Works, Department of Transportation, Police Department, Fire Department, Department of Parks and Recreation and U.S.D.A. Soil Conservation Service, had no objections to the permit request.

30. The Hawaii County Planning Department recommended approval of the application for Special Permit.

31. The Hawaii County Planning Commission conducted a public hearing on the application for Special Permit on November 16, 1978. At that time, a representative of the petitioner, Kenneth Osato, spoke in support of the request. There was no public testimony presented concerning the request.

CONCLUSIONS OF LAW

1. "Unusual and reasonable" uses other than those which are permitted in an Agricultural District may be permitted by Special Permit pursuant to HRS Chapter 205-6, and State Land Use Commission District Regulation, Part V.

2. The approval of the subject request will be consistent with the Land Use Law and Regulations. The purpose of the Land Use Law and Regulations is to preserve, protect and encourage the development of lands in the State for those uses to which the lands are best suited in the interest of the public health and welfare of the people.

The areas under consideration include the Honaunau School Site, the Hookena School Site and portions of the Kohala High and Grammar School Site, all of which are situated within the State Land Use Agricultural District. While schools and school uses are not permitted within the State Land Use Agricultural District, these areas under consideration are non-conforming, having been established prior to the adoption of the State Land Use Law and Regulations. The purpose of this request, then, is to legitimize the use of these areas for the existing educational purposes. These three (3) school sites are an integral part of the State educational system providing educational opportunities to enable individuals to fulfill their needs, responsibilities and aspirations. The granting of this request will enable the petitioner to continue to provide these services within the respective communities and furthermore will allow the possible expansion and replacement of the existing facilities as may be required in the future. It is therefore determined that the continued use of these areas for the intended

educational purposes will result in the highest and best use of these lands for the public health and welfare.

3. The granting of this request will not adversely affect surrounding properties or improvements. The purpose of this Special Permit request is to legitimize the existing educational uses of the Honaunau, Hookena and portions of the Kohala School sites. These areas are already built up with facilities and improvements for their educational uses. Furthermore, the Hobkena School was established in the 1920's while the Honaunau School site was established in 1952. Consequently, it is determined that the continued use of these areas for the existing educational purposes will not adversely affect the surrounding areas nor will it alter or change the essential character of these lands.

4. The granting of this request will not unreasonably burden other public agencies to provide roads and other infrastructure and services. All necessary utilities and facilities are already available at the respective school sites.

5. The use described in the Petition is an unusual and reasonable use pursuant to HRS Chapter 205-6, and State Land Use Commission District Regulation, Part V.

DECISION AND ORDER

IT IS HEREBY ORDERED that Special Permit Number 79-331 for the continued use of three school sites situated within the State Land Use Agricultural District at Honaunau, Hookena and Kohala Schools for public educational purposes be approved subject to the following conditions:

1. That the 'Plan Approval' process shall be complied with for any additional structures and uses.

2. That all other applicable rules, regulations and requirements shall be complied with.

3. That should any of the foregoing conditions not be complied with, the Special Permit may be deemed null and void.

4. That the State Department of Education file a petition for district boundary amendment with the Land Use Commission for the Kohala School site within two (2) years from date of approval of this Special Permit.

DATED: Honolulu, Hawaii, May 30, 1979.

LAND USE COMMISSION

By C. W. Duke
C. W. DUKE
Chairman and Commissioner

By James R. Carras
JAMES R. CARRAS
Commissioner

By Shinsei Miyasato
SHINSEI MIYASATO
Commissioner

By Mituso Oura
MITUSO OURA
Commissioner

By George R. Pascua
GEORGE R. PASCUA
Commissioner

By Carol B. Whitesell
CAROL B. WHITESELL
Commissioner

No. 179548

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO				SIDNEY FUKE		
STREET AND NO.				25 Aupuni Street		
P.O., STATE AND ZIP CODE				Hilo, Hawaii 96720		
POSTAGE				\$ 1.32		
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			.80		
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢		
		RESTRICTED DELIVERY		¢		
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED		.45	
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢	
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢	
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢			
TOTAL POSTAGE AND FEES				\$ 2.57		
POSTMARK OR DATE						

HONOLULU, HI DOWNTOWN STA.
JUN 1 1979
USPO

SP79-331, 333, 334, 335

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

- **SENDER:** Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

- ☒ Show to whom and date delivered. ¢
☐ Show to whom, date, and address of delivery. ¢
☐ **RESTRICTED DELIVERY**
 Show to whom and date delivered. ¢
☐ **RESTRICTED DELIVERY.**
 Show to whom, date, and address of delivery. \$ ____
 (CONSULT POSTMASTER FOR FEES)

2. **ARTICLE ADDRESSED TO:**

HERBERT S. WATANABE

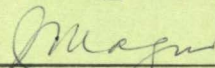
3. **ARTICLE DESCRIPTION:**

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	179549	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

4. 

DATE OF DELIVERY

5. **ADDRESS** (Complete only if requested)6. **UNABLE TO DELIVER BECAUSE:**CLERK'S
INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

**PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300**



**RETURN
TO**



State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

- SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

- ☒ Show to whom and date delivered. ¢
☐ Show to whom, date, and address of delivery. ¢
☐ RESTRICTED DELIVERY
 Show to whom and date delivered. ¢
☐ RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery. \$ ____
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

SIDNEY FUKU

3. ARTICLE DESCRIPTION:

REGISTERED NO.

CERTIFIED NO.

INSURED NO.

179548

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE



Addressee



Authorized agent

L. Osterko

4.

DATE OF DELIVERY

POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S
INITIALS

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition)	SP79-331
for Special Permit of)	
)	STATE OF HAWAII
STATE OF HAWAII)	DEPARTMENT OF EDUCATION
DEPARTMENT OF EDUCATION)	
)	
)	
)	

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Land Use
Commission's Decision and Order was served upon the follow-
ing by certified mail:

SIDNEY FUKU, Planning Director
Hawaii Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

HERBERT S. WATANABE
Hawaii District
Department of Education
75 Aupuni Street
Hilo, Hawaii 96720

DATED: Honolulu, Hawaii, this 1st day of June, 1979.



GORDAN Y. FURUTANI
Executive Officer

February 23, 1979

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on February 21, 1979, the Land Use Commission voted to approve a Special Permit request by the State Department of Education (SP79-331) to allow the continued use of three (3) school sites situated within the State Land Use Agricultural District for public educational purposes. These sites include: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13: 21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10: 9 and 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8: 24 and 42.

Approval of this request is subject to the conditions imposed by the Hawaii County Planning Commission and the additional condition that the Department of Education apply for a boundary amendment petition with the State Land Use Commission for the Kohala School site, TMK: 5-5-8: 24 and 42, Pahoa, North Kohala, within two (2) years from the approval date of this Special Permit.

Please be advised that the petitioner's failure to comply with any of the delineated conditions of approval, particularly those relating to time, shall be reason for termination of the Special Permit. The Land Use Commission will not consider any request for time extension which is filed after the stipulated commencement or expiration dates.

A copy of the staff memorandum is herewith enclosed for your information. The Land Use Commission's Decision and Order on SP79-331 will be forwarded to you at a later date.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

Encl.
cc: Dept. of Education

February 23, 1979

Mr. Herbert S. Watanabe
Hawaii District
Department of Education
75 Aupuni Street
P. O. Box 4160
Hilo, Hawaii 96720

Dear Mr. Watanabe:

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

Please be advised that failure to comply with any of the delineated conditions of approval, particularly those relating to time, shall be reason for termination of the Special Permit. The Land Use Commission will not consider any request for time extension which is filed after the stipulated commencement or expiration dates.

A copy of the staff memorandum is herewith enclosed for your information. The Land Use Commission's Decision and Order on SP79-331 will be forwarded to you at a later date.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

Encl.

February 23, 1979

Department of Planning and
Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Hideto Kono, Director

Gentlemen:

At its meeting on February 21, 1979, the Land Use Commission voted to approve a Special Permit request by the State Department of Education (SP79-331) to allow the continued use of three (3) school sites situated within the State Land Use Agricultural District for public educational purposes. These sites include: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13: 21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10: 9 and 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8: 24 and 42.

Approval of this request is subject to the conditions imposed by the Hawaii County Planning Commission and the additional condition that the Department of Education apply for a boundary amendment petition with the State Land Use Commission for the Kohala School site, TMK: 5-5-8: 24 and 42, Pahoa, North Kohala, within two (2) years from the approval date of this Special Permit.

Please note that a copy of the Land Use Commission's Decision and Order on this matter is on file at the Commission's office.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

Encl.

cc: Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Office of Environmental Quality Control
Division of Land Management, DLNR

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Room, 9th Floor
Kamamalu Building
250 South King Street
Honolulu, Hawaii

Approved
August 2, 1979

February 21, 1979 - 9:30 a.m.

COMMISSIONERS PRESENT: Charles Duke, Chairman
Shinichi Nakagawa, Vice Chairman
James Carras
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

COMMISSIONER ABSENT: Colette Machado

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

Ray Russell, Court Reporter
Benjamin Matsubara, Consultant

Chairman Duke announced that the Commission will go into executive session later today to discuss a personnel matter; also that the order of the agenda will be shifted.

ACTION

A78-442 - MITSUGI & FUSAKO YAMAMURA

In the matter of the boundary amendment petition by Mitsugi and Fusako Yamamura, Docket A78-442, a hearing was held on December 5, 1978 by Mr. Benjamin Matsubara, Hearing Officer. Based on his findings and conclusions, it was recommended by Mr. Matsubara that the petition be approved since the request was reasonable, non-violative of Section 205-2 of the Hawaii Revised Statutes, and consistent with the Interim Statewide Land Use Guidance Policy.

Commissioner Miyasato moved to approve Docket A78-442, which was seconded by Commissioner Carras. The motion was unanimously carried.

Chairman Duke added that staff also solicit clarification of condition No. 5 regarding the tolling of time.

It was announced that action on SP79-329 will be deferred until March 20, 1979.

SP79-330 - MINOLU R. CHENG

APPLICATION TO ALLOW THE ESTABLISHMENT OF A MEDICAL OFFICE AT KEAUHOU 1ST, NORTH KONA, HAWAII

Following a presentation of the staff memorandum on the subject application by staff planner, Commissioner Oura moved to approve the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission. It was seconded by Commissioner Pascua and unanimously passed.

✓ SP79-331 - STATE OF HAWAII, DEPARTMENT OF EDUCATION

APPLICATION TO ALLOW THE CONTINUED USE OF THREE SCHOOL SITES AT HONAUNAU, HOOKENA AND KOHALA

Mr. Daniel Yasui described the property involved in the petition and presented the staff memorandum.

It was noted by the planner that basically the request was to legitimize a use that is already existing and no improvements were planned at the present time.

Commissioner Carras moved that the request be approved, subject to the conditions imposed by the Hawaii County Planning Commission, which was seconded by Commissioner Oura.

Commissioner Whitesell moved to amend the motion by adding a condition that "the Kohala School site come in for a boundary amendment within two years". There were no objections from the maker and seconder of the original motion. The motion was carried.

The motion on the floor, and as amended, was unanimously approved.

SP79-332 - STANLEY S. SHIMIZU

APPLICATION TO ALLOW THE ESTABLISHMENT OF A 50' X 60' FREEZER/ OFFICE BUILDING AT SOUTH KONA, HAWAII

A summary of the staff memorandum was presented by Mr. Yasui.

Commissioner Oura moved to approve SP79-332, subject to the conditions imposed by the Hawaii County Planning Commission. The motion was seconded by Commissioner Carras and unanimously approved.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP79-331 - STATE OF HAWAII, DOE DATE February 21, 1979
PLACE DPED Conference Room TIME 9:30 a.m.
Honolulu, Hawaii

	NAME	YES	NO	ABSTAIN	ABSENT
	RASCUA, GEORGE R.	X			
	WHITESELL, CAROL	X			
S	OURA, MITSUO	X			
	MACHADO, COLETTE				X
	MIYASATO, SHINSEI	X			
	NAKAGAWA, SHINICHI				X
M	CARRAS, JAMES	X			
	YANAI, EDWARD				X
	DUKE, CHARLES	X			

Comments:

I move that we approve the request, subject to the conditions imposed by the Hawaii County Planning Commission, and the additional condition that the Department of Education come in with a boundary reclassification petition for the Kohala School site within 2 years.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission February 21, 1979
FROM: Staff
SUBJECT: SP79-331 - State of Hawaii, Department of Education

The petitioner, State Department of Education, is requesting a Special Permit to allow the continued use of three (3) school sites situated within the State Land Use Agricultural District for public educational purposes. These sites include: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13: 21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10: 9 and 12; c) Kohala School, Pahoia, North Kohala, TMK: 5-5-8: 24 and 42.

The petitioner essentially proposes to legitimize the existing school uses at the three (3) sites. At present, there are no immediate plans for improvements at these sites.

HONAUNAU SCHOOL

The subject school site encompasses approximately 12 acres of land situated within the State Land Use Agricultural District at Ke'ei 2nd, South Kona, Hawaii, Tax Map Key 8-3-13: 21. The site is located along the mauka side of the Belt Highway and approximately 1,000 feet north of the Napoopoo Road junction at Ke'ei 2nd.

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

"The parcel of 12 acres was acquired by the County of Hawaii in 1952, after the earthquake had destroyed the original Honaunau School located along the old road to the City of Refuge.

"A completely new school was constructed on the newly acquired land which currently includes kindergarten to grade 8.

"The Department of Education has added several new structures at Honaunau, and the immediate long range plan includes the continuance of this public school in South Kona."

Plot plans submitted by the petitioner indicate that there are nine (9) structures on the site. These structures are utilized for classroom, cafeteria, administration, garage and kindergarten use. The subject 12-acre parcel is owned by the County of Hawaii. (See County's Exhibit A-2b.)

Surrounding land uses include coffee farming, diversified agriculture, residential and vacant lands. Additionally, a church, store and service station are situated at the junction of the Belt Highway and the Napoopoo Road.

The Land Study Bureau's overall master productivity soil rating for agricultural use is Class "E" or "Very Poor" for the soils of the subject property. The State Department of Agriculture has not included the site within the Agricultural Lands of Importance to the State of Hawaii classification system.

The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the site as Medium Density Urban. The County Zoning designation is Agricultural-one (1) acre (A-1a).

Access to the school site is via the Belt Road.

All essential utilities are available at the site.

HOOKENA SCHOOL

The subject school site consists of two (2) parcels encompassing approximately 4.1 acres of land situated within the State Land Use Agricultural District at Kauhako, South Kona, Hawaii, Tax Map Key 8-6-10: 9 (2.1 acres) and Tax Map Key 8-6-10: 12 (1.99 acres). The site is located on the makai side of the Belt Highway, approximately one-half mile north of the Hookena Road/Belt Highway junction.

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

"Subject parcels are currently the site of Hookena Elementary School which includes kindergarten through Grade 8. The land has been used as a site for public school as far back as the early 1920's.

"Hookena Elementary School is planned for continuance, and long range plans include the complete upgrading and replacement of outdated physical facilities. Present inventory of structures include three (3) permanent wood frame buildings and four relocatable classroom buildings."

According to the applicant's plot plan, a set of portable buildings are situated across the parcel boundary. (See County's Exhibit A-3b.)

Surrounding land uses include single family residences along the Belt Highway, ranching and vacant lands, a poi factory, and a slaughterhouse.

The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the area Low Density Urban. The County Zoning designation is Unplanned (U) for the subject parcels.

The U.S.D.A. describes the soils of the subject property as being of the Punaluu series. This series consist of well-drained, thin, organic soils over pahoehoe lava bedrock. Rock outcrops occupy approximately 40-50% of the surface. The subject area has not been classified as Agricultural Lands of Importance to the State of Hawaii by the State Department of Agriculture.

Access to the school site is directly off of the Belt Highway.

All essential utilities are available at the site.

KOHALA SCHOOL

The subject site consists of two (2) State-owned parcels encompassing approximately 9.94 acres of land situated within the State Land Use Agricultural District at Paho, North Kohala, Hawaii, Tax Map Keys 5-5-08: 24 (.425 acre) and 42 (9.510 acres). The site is located on the makai side of the Hawi-Niulii Road, approximately one (1) mile east of Hawi.

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

"The parcels were acquired by the State (Territory) of Hawaii for addition of lands to Kohala High and Elementary School in 1952. The parcel is currently used as the school's major athletic playfield complex and site for one-third of the permanent classroom structure for the elementary classes.

"Kohala High and Elementary School has been in existence at the present location since the late 1900's.

"The Department of Education has planned to retain the school at its present site and recently completed a total master plan for the school."

The Kohala High and Elementary School complex includes five (5) parcels of land, three (3) of which are situated within the State Land Use Urban District. These three (3) parcels are not included in the Special Permit application.

The petitioner's plot plan indicates an athletic field complex and classroom building situated at the subject site. (See County's Exhibit 4b.)

Surrounding land uses include vacant land, a pistol range, residences, a service station, a snack shop and a church.

The U.S. Soil Conservation Service, "Soil Survey of the Island of Hawaii" describes the area as being of the Kohala series. In the case of the school site, the soils are Kohala silty clay with 0-3 percent slope. In a representative profile, the surface layer is very dark grayish-brown and dark brown silty clay about 14 inches thick. The subsoil is about 25 inches thick and consists of dark-brown to dark yellowish brown silty clay loam and silty clay. The substratum is weathered basic igneous rock. Permeability is moderately rapid, runoff is slow, and the erosion hazard is slight.

Both the Land Study Bureau and the State Department of Agriculture have not classified the soils of the subject school, since it is within an area of urban character.

The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the area as Low Density Urban. The County's Zoning designation is Agricultural-20 acres (A-20a).

Access to the subject parcels is from the Honomakau Road, which divides the school campus.

All essential utilities are available at the subject site.

Pertinent comments from governmental agencies concerning all school sites:

1. DEPARTMENT OF WATER SUPPLY

The County Water Department noted the following with regard to the permit request:

"We have no objections to the subject request. The parcels are already being serviced from the public water system. It is not expected that water consumption will increase in the immediate future."

2. DEPARTMENT OF HEALTH

The State Health Department provided the following comment:

"Found no environmental health concern. Annual inspections of the school facilities are conducted by our Registered Sanitarians."

Other cooperating agencies, including the State Department of Agriculture, Department of Public Works, State Department of Transportation, Police Department, U.S.D.A. Soil Conservation Service, Fire Department, and Department of Parks and Recreation had no objections to the Special Permit application.

The Hawaii County Planning Commission conducted a public hearing on the Special Permit application on November 16, 1978. At that time, a representative of the petitioner, Kenneth Osato, spoke in support of the request. No other persons testified concerning the permit request. For the Commission's information, the hearing transcript of November 16, 1978 have been attached (County Exhibit S).

On December 14, 1978, the Hawaii County Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission based on the following findings:

"That the granting of this request will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which the lands are best suited in the interest of the public health and welfare of the people. The areas under consideration include the Honaunau School Site, the Ho'okena School Site and portions of the Kohala High and Grammar School Site, all of which are situated within the State Land Use Agricultural District. While schools and school uses are not permitted within the State Land Use Agricultural District, these areas under consideration are non-conforming, having been established prior to the adoption of the State Land Use Law and Regulations. The purpose of this request, then, is to legitimize the use of these areas for the existing educational purposes. These three (3) school sites are an integral part of the State educational system providing educational opportunities to enable individuals to fulfill their needs, responsibilities and aspirations. The granting of this request will enable the petitioner to continue to provide these services within the respective communities and furthermore will allow the possible expansion and/replacement of the existing facilities as may be required in the future. It is therefore determined that the continued use of these areas for the intended educational purposes will result in the highest and best use of these lands for the public health and welfare.

"Further that the granting of this request will be in accordance with the Public Facilities Element of the General Plan. Specifically, this Element states as its goal:

'to provide public facilities that effectively service community needs and to continue seeking ways of improving public service through better and more functional facilities which are in keeping with environmental and aesthetic concerns of the community.'

"The General Plan also states specific courses of action for the Kohala and Kona districts. This course of action includes that continual improvement of the Kohala High and Grammar School facilities shall be undertaken as needs dictate and that expansion of the Holualoa and Ho'okena School complexes to meet school district needs shall be encouraged.

"That the granting of this request will not adversely affect surrounding properties or improvements. The purpose of this Special Permit request is to legitimize the existing educational uses of the Honaunau, Ho'okena and portions of the Kohala School sites. These areas are already built up with facilities and improvements for their educational uses. Furthermore, the Ho'okena School was established in the 1920's while the Honaunau School site were established in 1952. Consequently, it is determined that the continued use of these areas for the existing educational purposes will not adversely affect the surrounding areas nor will it alter or change the essential character of these lands.

"That the granting of this request will not unreasonably burden other public agencies to provide roads and other infrastructure and services. All necessary utilities and facilities are already available at the respective school sites.

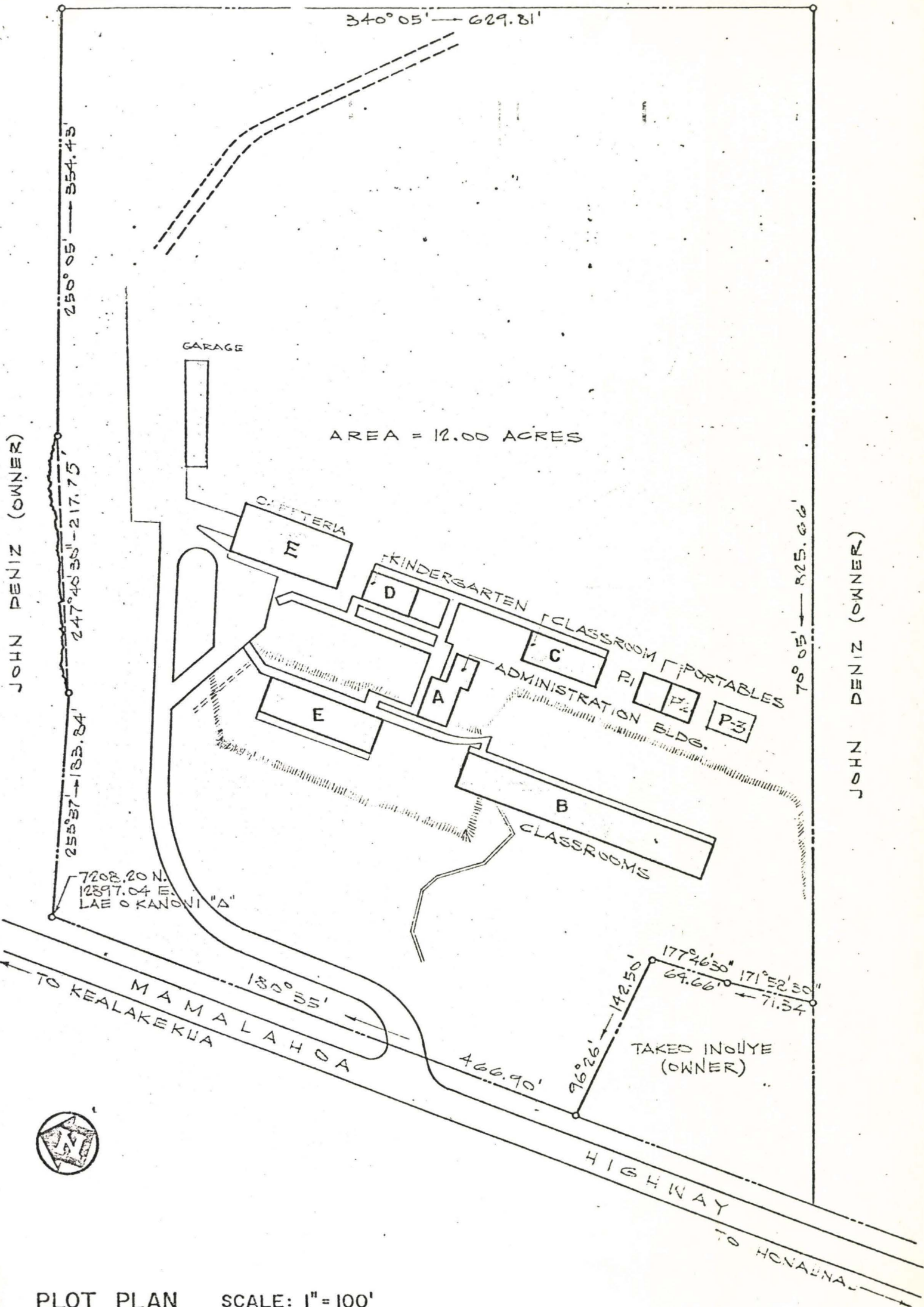
"Furthermore, it should be pointed out that the action of the Kohala School site under consideration is situated immediately adjacent to the State Land Use Urban designated area of Kapa'au. It is therefore suggested that the Department of Education look into the reclassification of these areas to the State Land Use Urban district in order to further bring them into conformance with their actual use."

The favorable recommendation was subject to the following conditions:

- "1. That the 'Plan Approval' process shall be complied with for any additional structures and uses.
- "2. That all other applicable rules, regulations and requirements shall be complied with."

It was further stated by the Planning Commission that:
"Should any of the foregoing conditions not be complied with,
the Special Permit may be deemed null and void."

For the Commission's information, the meeting minutes of
December 14, 1978 have been attached (County Exhibit BB).



PLOT PLAN SCALE: 1" = 100'
HONAUNAU SCHOOL
 DISTRICT OF S. KONA, COUNTY OF HAWAII
 OCTOBER 29, 1968

EXHIBIT A-26

JAN 31 10 43 AM '79

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
November 16, 1978

A regularly advertised public hearing on the application of the State of Hawaii Department of Education, was called to order at 11:41 a.m. in the Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii, with Chairman William F. Mielcke presiding.

PRESENT:	William F. Mielcke	ABSENT:	J. Walsh Hanley
	Shigeru Fujimoto		Haruo Murakami
	Bert H. Nakano		
	Lorraine R. Jitchaku		Ex-officio Member
	Alfredo Orita		Akira Fujimoto
	William J. Paris, Jr.		Deputy Corporation
	Charles H. Sakamoto		Counsel Reginald Minn

Sidney M. Fuke, Planning Director
Ilima Piianaia, Planner
Norman Hayashi, Planner
William Moore, Planner

Galen Kuba, representing Ex-officio Member Edward Harada
and approximately 11 people in attendance

CHAIRMAN: The next item of business for the Commission item 5 is advertised as a public hearing. Public hearing on the application of the State of Hawaii Department of Education for a Special Permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

MOORE: (Presented background on file.)

CHAIRMAN: Is the applicant or a representative of the applicant present? Mr. Osato. The Chair at this time would like to ask if there is anyone in the audience who claims to be an interested party in this Special Permit application. For those of you who were not with us earlier, an interested party is one whose legal rights, duties, or privileges will be determined or affected by this proceeding. More specifically, a person has a right to intervene if: (1) He has a property interest in the land in question. If there is a cloud on the title to the land, this will not stop the hearing. The party affected must obtain a court order stopping the hearing; or (2) Lawfully resides on the land, or (3) Has or can demonstrate that he will be so immediately affected by the decision and that his interest is clearly distinguishable from that of the general public. Is there anyone in the audience who wishes to be an interested party to this application? If not, we will proceed.

Members of the Commission, you have heard the staff's background report on this Special Permit application. Do you have any questions you'd like to ask the staff? If there are no questions of the staff, I would like to ask the applicant or a representative of the applicant to come forward. Mr. Osato, we'll have to swear

EXHIBIT S

you in. Do you swear to tell the truth and nothing but the truth on the testimony you are about to give before the Hawaii County Planning Commission?

OSATO: I do.

CHAIRMAN: Thank you. Would you identify yourself for the record?

OSATO: Yeah, my name is Kenneth Osato. I am the District Liason Specialist in Kona for the Hawaii District, Department of Education.

CHAIRMAN: Thank you, Mr. Osato, you've heard the staff's background report on this Special Permit application by the Department of Education. Do you have anything to add for the benefit of the Commission?

OSATO: No, not really, except that I was asked to pinch-hit for Mr. Herbert Watanabe, our district business specialist, to urge favorable action on our request.

CHAIRMAN: Okay, thank you. Commissioners, do you have any questions that you'd like to refer to Mr. Osato? Okay, Mr. Osato, this is a public hearing. We do ask that you be seated, there may be some questions raised by the public that we might like to have you respond to.

HAYASHI: Mr. Chairman?

CHAIRMAN: Yes, staff.

HAYASHI: I'd like to ask Mr. Osato a question.

CHAIRMAN: Please proceed.

HAYASHI: In regards to the Special Permit for Honaunau School and Ho'okena, we can see the rationale for coming in for a Special Permit; however, seeing that the Kohala School is situated next to an adjacent urban district, why wasn't the consideration given toward redistricting the area from State Land Use Agricultural to Urban District and subsequently coming in for County zoning that will allow a school on that property?

OSATO: As I say, I'm pinch-hitting for Mr. Watanabe and I really don't know all of the details of the problems that brought this about. The only thing that I do know is that the present zoning creates a lot of problems in that every time that we have a new facility, we have to go through the procedures. The other thing is that I think that what you just said was probably considered and my understanding was this was the better or more favorable of the alternatives that Mr. Watanabe considered. Other than that, I'm sorry, I really don't know.

CHAIRMAN: Mr. Hayashi, have you met with Mr. Watanabe concerning this application and did you go over the alternates as to -?

HAYASHI: No, we have not, Mr. Chairman.

CHAIRMAN: So he has just filed the application without the advantage of sitting down and discussing it first with the staff?

HAYASHI: To our knowledge, yes.

CHAIRMAN: Okay.

FUKE: Mr. Chairman, on that -.

CHAIRMAN: Yes, Mr. Director.

FUKE: I did have several discussions personally with Mr. Watanabe and I cited to him, I think it was the problem in Ho'okena cause it's all in agricultural district and we've had some difficulty in terms of processing permits for the relocation of structures and all that so I had suggested at that time for him to get a permit which would legitimize the school use within an agricultural district. And then he had subsequently asked me, well, could you do me a favor and find out all of the schools which are in agricultural districts, if you could give me a list of all of those parcels. And I guess the Kohala School was one of them and I guess just based upon that, he came in for a Special Permit. But I would agree with the staff that it's much, much more appropriate in the situation of the Kohala School to eventually come in for an urban boundary amendment. This is somewhat similar to like portions of the Konawaena School expansion which a portion is within the urban district and another portion, the proposed expansion area, is within the agricultural district. And I would suspect that in that instance, the Department will be coming in, DOE, will eventually be coming in with an urban boundary amendment.

CHAIRMAN: Mr. Director, then, what you're saying is we can proceed with this Special Permit application, however it would be your recommendation to the Department of Education concerning the Kohala School that they come back for an urban boundary amendment?

FUKE: Yes, principally because, you know, in the Kohala situation it's contiguous to an urban area and it's not really like something very unique like Ho'okena which is in a very rural or agricultural setting.

CHAIRMAN: Okay, thank you, Mr. Director. Commissioners, do you have any further questions either for Mr. Osato or for the staff?

ORITA: Mr. Chairman, I have a question for the staff.

CHAIRMAN: Yes, please go on.

ORITA: On page 5 it says, "Surrounding land uses include vacant lands, a pistol range, residential, service station, etc." This is the first time I've heard of a pistol range. Can you show me more or less where that pistol range is located?

PIIANAIA: The pistol range is back in this agricultural area here. It's a old gulch and it was established through a Special Permit granted about a year or year and a half ago.

ORITA: And do the public have access to that?

PIIANAIA: This is a Police Department pistol range. You will recall that we recently processed one for the North Hilo District for the Police Department and they have one in Kohala and, well, the North Hilo one has been approved - those two.

ORITA: Thank you.

CHAIRMAN: Yes, Commissioner Orita, one of our concerns when we took up that case for Special Permit was, of course, of safety and we did question the Police Department concerning their safety standards in operating a pistol range in the proximity of the school, and I think all of us on the Commission at that time were satisfied that all the precaution was taken and that it would not affect the operation of the school.

Any further questions, Commissioners, of either the staff or the Department's representative, Mr. Osato? If not, ladies and gentlemen, this is a public hearing on the application of the State of Hawaii Department of Education for a Special Permit. The Chair at this time would like to invite any of you from the audience who would like to testify either for or against the application before the Commission. If there is no testimony to come before the Commission, the Chair will entertain a motion to either continue the public hearing or close the public hearing. What is your pleasure?

ORITA: Mr. Chairman?

CHAIRMAN: Commissioner Orita.

ORITA: I make a motion to close the public hearing.

CHAIRMAN: Thank you. Is there a second to the motion?

FUJIMOTO: Second the motion.

CHAIRMAN: All those in favor so signify by saying aye?

COMMISSIONERS: Aye.

CHAIRMAN: Oppose, same sign? Public hearing is closed. Mr. Osato, in the case of a Special Permit, there's a 15-day waiting period before the Commission can act. We will advise the Department of the time and place of the meeting and I'd like to also recommend that Mr. Watanabe contact the staff and go over the urban boundary amendment proposal concerning Kohala.

OSATO: . Okay.

CHAIRMAN: Good, thank you for coming down.

The public hearing adjourned at 11:59 a.m.

Respectfully submitted,

Sharon M. Nomura
Secretary

A T T E S T:

William F. Mielcke
Chairman, Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES

December 14, 1978

The Planning Commission met in regular session at 9:00 a.m., in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii, and 2:57 p.m. at Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii, with Chairman William F. Mielcke presiding.

PRESENT:	William F. Mielcke	ABSENT:	Ex-officio Member
	J. Walsh Hanley		Akira Fujimoto
	Shigeru Fujimoto		
	Lorraine R. Jitchaku		
	Haruo Murakami		
	Bert H. Nakano		
	Alfredo Orita		
	William J. Paris, Jr. (Left at 9:50 a.m., returned at 11:20 a.m.)		
	Charles H. Sakamoto (Left at 4:38 p.m.)		

Sidney M. Fuke, Director
Ilima Piianaia, Planner
Keith Kato, Planner
Gerald Hay, Planner (Left at 1:30 p.m.)
Norman Hayashi, Planner (From 10:00 a.m. and left
at 11:58 a.m.)
Royden Yamasato, Planner (From 10:00 a.m. and
left at 1:30 p.m.)

David Murakami, representing Ex-officio Member Edward Harada

and approximately 14 people in attendance at 9:00 a.m.,
26 people at 10:43 a.m., 34 people at 11:00 a.m.,
12 people at 11:45 a.m., 4 people at 12:22 p.m., 6 people
at 2:57 p.m., and 10 people at 3:35 p.m.

REPORTS: Nomination Committee headed by Commissioner Sakamoto presented the slate with William F. Mielcke as chairman and Walsh Hanley as vice chairman. Commissioner Paris moved and Commissioner Jitchaku seconded that the nominations be closed, motion carried.

At this time, Planning Director Fuke advised that the Planning Department together with Corporation Counsel is also preparing our own findings of fact and conclusions of law; so deferred making any comment on Steven Morse's proposed findings as submitted by GEDCO.

RECESS: The Chair called a recess at 9:07 a.m.

RECONVENED: The meeting reconvened at 9:11 a.m.

Commissioner Fujimoto made a motion to reconsider the Joan Aanavi action for approval, and seconded by Commissioner Sakamoto; motion carried. Commissioner Sakamoto then moved and Commissioner Paris seconded that the Aanavi application be deferred until such time as all parties who testified can be notified; motion carried with six ayes and three noes.

EXHIBIT BB

SPECIAL PERMIT
STATE DEPARTMENT
OF EDUCATION
KE'EI AND KAUHAKO,
SOUTH KONA; &
PAHOA, NORTH KOHALA

Application of State of Hawaii Department of Education for a Special Permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

Staff presented recommendation on file.

Commissioner Sakamoto moved and Commissioner Orita seconded that the Commission send a favorable recommendation to the State Land Use Commission for the reasons and with the conditions outlined by the staff. A roll call vote was taken and motion carried with nine ayes.

RECESS: The Chair called a recess at 12:03 p.m.

RECONVENED: The meeting reconvened at 12:09 p.m.

AMENDMENT TO
PDP NO. 8
LINCO CONSTRUCTION
CO., INC.
WAIKOLOA, SOUTH
KOHALA

Application of Linco Construction Co., Inc. to amend Planned Development Permit No. 8 which allowed the submission of plans for a 230-unit condominium project for plan approval. The amendment is to reduce the number of units to 124 to be contained within 12 structures in lieu of the 11 structures originally planned. Also requested is a one-year time extension until December 6, 1979, to allow the submission of plans for plan approval. The area 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 recommendation on file.

It was moved by Commissioner Nakano and seconded by Commissioner Orita that the application of Linco Construction Co., Inc. to amend Planned Development Permit No. 8 be approved with the understanding that all the existing conditions remain in effect. A roll call vote was taken and motion carried with nine ayes.

SPECIAL PERMIT
MINOLU R. CHENG
KEAUHOU 1ST, NORTH
KONA

Application of Minolu R. Cheng for a Special Permit to allow the establishment of a medical office on 0.934 acre of land situated within the State Land Use Rural District. The property involved is located on the mauka side of Kuakini Highway, approximately 400 feet south of the old Keauhou School site, Keauhou 1st, North Kona, TMK: 7-8-07:32.

Staff presented favorable recommendation on file.

It was clarified that the emergency entry not be allowed and that all traffic to the office residence be off the Mamalahoa Highway, and that the doctor facility is to operate exclusively like a home occupation.

It was moved by Commissioner Sakamoto and seconded by Commissioner Jitchaku that the Commission send a favorable recommendation to the State Land Use Commission for the reasons and with the conditions outlined by the staff. A roll call vote was taken and motion carried with nine ayes.

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

February 13, 1979

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

Dear Mr. Fuke:

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

Please note that petitions

SP79-330 - MINOLU R. CHENG, M.D.

✓ SP79-331 - STATE OF HAWAII, DEPARTMENT OF EDUCATION

SP79-332 - STANLEY S. SHIMIZU

SP79-334 - HENRY OPUKAHAIA SCHOOL

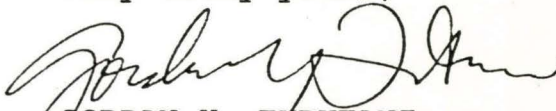
SP78-292 - GARY'S AUTOMOTIVE SERVICE, INC.

A78-441 - PACIFIC HAWAIIAN, LTD.

will be acted on at that time.

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

Very truly yours,


GORDAN Y. FURUTANI
Executive Officer

Enclosure - Agenda

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

February 13, 1979

Mr. Herbert S. Watanabe
Hawaii District
Department of Education
75 Aupuni Street
P. O. Box 4160
Hilo, Hawaii 96720

Dear Mr. Watanabe:

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

Please note that petition

SP79-331 - STATE OF HAWAII, DEPARTMENT OF EDUCATION

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 21, 1979 - 9:30 a.m.
Conference Room, 9th Floor
Kamamalu Building
250 South King Street
Honolulu, Hawaii

A G E N D A

I. ACTION

1. A78-442 - Mitsugi and Fusako Yamamura (Maui) (Hearing Officer)

To reclassify approximately 5.6 acres of land presently in the Agricultural District into the Rural District at Haiku, Maui for a residential subdivision.

2. SP79-329 - Kauai Bible Church (Kauai)

To allow the establishment of a church on approximately 1.25 acres of land situated within the State Land Use Agricultural District at Omao, Koloa, Kauai.

3. SP79-330 - Minolu R. Cheng (Hawaii)

To allow the establishment of a medical office on approximately .934 acre of land situated within the State Land Use Rural District at Keauhou 1st, North Kona, Hawaii.

- ✓ 4. SP79-331 - State of Hawaii, Department of Education (Hawaii)

To allow the continued use of three (3) school sites situated within the State Land Use Agricultural District at Honaunau, Hookena and Kohala for public educational purposes.

5. SP79-332 - Stanley S. Shimizu (Hawaii)

To allow the establishment of a 50' x 60' freezer/office building on one (1) acre of land situated within the State Land Use Agricultural District at Keei 2nd, South Kona, Hawaii.

6. SP79-334 - Henry Opukahaia School (Hawaii)

To allow the establishment of a private school on ten (10) acres of land situated within the State Land Use Agricultural District at Keaau, Puna, Hawaii.

7. SP78-292 - Gary's Automotive Service, Inc. (Hawaii)

To extend the life of the Special Permit from five (5) years to ten (10) years to allow the establishment of an auto body repair shop, truck repair and vehicle storage area on approximately four (4) acres of land situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii.

8. A78-441 - Pacific Hawaiian, Ltd. (Hawaii)

To reclassify approximately 8.0 acres of land presently in the Agricultural District into the Urban District at Ponahawai, South Hilo, Hawaii for a neighborhood shopping center.

II. MISCELLANEOUS

1. Adoption of Minutes
2. Meeting Schedule

2/13/79 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. STATEWIDE
2. HAWAII
3. MAUI
4. KAUAI



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKU
Director

DUANE KANUHA
Deputy Director

January 23, 1979

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

Dear Mr. Furutani:

Special Permit Application

Petitioner: State of Hawaii Department of Education

JAN 25 10 37 AM '79
LAND USE COMMISSION
STATE OF HAWAII

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 continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 and 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 and 42.

The Planning Commission at a duly advertised public hearing held on November 16, 1978 in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii, discussed the subject request. The Commission on December 14, 1978 voted to recommend the approval of the Special Permit to the Land Use Commission based on the following findings:

That the granting of this request will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which the lands are best suited in the interest of the public health and welfare of the people. The areas under consideration include the Honaunau School Site, the Ho'okena School Site and portions of the Kohala High and Grammar School site, all of which are situated within the State Land Use Agricultural District. While schools and school uses are not permitted within the State Land

Use Agricultural District, these areas under consideration are non-conforming, having been established prior to the adoption of the State Land Use Law and Regulations. The purpose of this request, then, is to legitimize the use of these areas for the existing educational purposes. These three (3) school sites are an integral part of the State educational system providing educational opportunities to enable individual as to fulfill their needs, responsibilities and aspirations. The granting of this request will enable the petitioner to continue to provide these services within the respective communities and furthermore will allow the possible expansion and/or replacement of the existing facilities as may be required in the future. It is therefore determined that the continued use of these areas for the intended educational purposes will result in the highest and best use of these lands for the public health and welfare.

Further that the granting of this request will be in accordance with the Public Facilities Element of the General Plan. Specifically this Element states as its goal:

"to provide public facilities that effectively service community needs and to continue seeking ways of improving public service through better and more functional facilities which are in keeping with environmental and aesthetic concerns of the community."

The General Plan also states specific courses of action for the Kohala and Kona districts. This course of action include that continual improvement of the Kohala High and Grammar School facilities shall be undertaken as needs dictate and that expansion of the Holualoa and Ho'okena School complexes to meet school district needs shall be encouraged.

That the granting of this request will not adversely affect surrounding properties or improvements. The purpose of this Special Permit request is to legitimize the existing educational uses of the Honaunau, Ho'okena and portions of the Kohala School sites. These areas are already built up with facilities and improvements for their educational uses. Furthermore, the Ho'okena School was established in the 1920's while the Honaunau School site were established in 1952. Consequently it is determined that the continued use of these areas for the existing educational purposes will not adversely affect the surrounding areas nor will it alter or change the essential character of these lands.

That the granting of this request will not unreasonably burden other public agencies to provide roads and other infra-

Mr. Gordan Furutani
Page Three

structure and services. All necessary utilities and facilities are already available at the respective school sites.

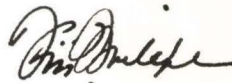
Furthermore, it should be pointed out that the action of the Kohala School site under consideration is situated immediately adjacent to the State Land Use Urban designated area of Kapa'au. It is therefore suggested that the Department of Education look into the reclassification of these areas to the State Land Use Urban district in order to further bring them into conformance with their actual use.

The favorable recommendation was also subject to the following conditions:

1. That the "Plan Approval" shall be complied with any additional structures and uses.
2. That all other applicable rules, regulations and requirements shall be complied with.

Enclosed are copies of the Exhibits from the subject docket.

Sincerely,



William F. Mielcke
Chairman, Planning Commission

WFM:mh

Enclosures

cc: Herbert S. Watanabe, DOE
Land Use Division, DPED
Kona Service Office

LIST OF EXHIBITS - DEPARTMENT OF EDUCATION

- A. Applicant's letter 9/15/78
 - A-1. Application form
 - A-2. Applicant's reasons for Honaunau School 9/15/78
 - A-2a. Applicant's location map, Honaunau School
 - A-2b. Applicant's plot plan, Honaunau School
 - A-3. Applicant's reasons for Hookena School 9/15/78
 - A-3a. Applicant's location map, Hookena School
 - A-3b. Applicant's plot plan, Hookena School
 - A-4. Applicant's reasons for Kohala School 9/15/78
 - A-4a. Applicant's location map, Kohala School
 - A-4b. Applicant's plot plan, Honaunau School
- B. Departmental acknowledgement letter 9/22/78
- C. Memo to the agencies 9/22/78
- D. Water Supply 9/28/78
- E. Agriculture 9/29/78
- F. Public Works 10/2/78
- G. Highways, DOT 10/2/78 (received by Planning Department)
- H. Police 10/5/78
 - H-1. Pòlice 10/5/78
- I. Soil Conservation Service 10/5/78
- J. Fire 10/6/78
- K. Health 10/10/78
- L. P & R - Honaunau School 10/19/78
 - L-1. P & R - Hookena School 10/19/78
 - L-2. P & R - Kohala School 10/19/78
- M. Memo to Public Works 10/24/78

N. Public Works 10/27/78

O-1. Letter to surrounding property owners, Honaunau School

O-1a. Map sent to surrounding property owners

O-1b. List of surrounding property owners

O-2. Letter to surrounding property owners, Hookena School

O-2a. Map sent to surrounding property owners

O-2b. List of surrounding property owners

O-3. Letter to surrounding property owners, Kohala School

O-3a. Map sent to surrounding property owners

O-3b. List of surrounding property owners

P. Letter to the applicant 10/31/78

P-1. Public Hearing Notice

Q. Voting Sheet - closed hearing

R. Minutes 11/16/78

S. Transcript 11/16/78

T. Letter to the applicant 11/17/78

U. Letter to the applicant 12/4/78

V. Staff Background

W. Staff Recommendation

X. Location Map - Honaunau School

Y. Location Map - Hookena School

Z. Location Map - Kohala School

AA. Voting Sheet

BB Minutes 12/14/78

GEORGE R. ARIYOSHI
GOVERNOR



CHARLES G. CLARK
SUPERINTENDENT

KIYOTO MIZUBA
DISTRICT SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
OFFICE OF THE DISTRICT SUPERINTENDENT
HAWAII SCHOOLS
75 AUPUNI STREET
P. O. Box 4160
HILO, HAWAII 96720

September 15, 1978

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

Dear Mr. Fuke:

The Hawaii District, Department of Education is applying for special permits for land parcels at Honaunau, Hookena and Kohala. We are not applying for special permit for additional parcels which are within State Land Use, Agriculture District. These are: Honokaa -- TMK 4-5-01:11 -- which is no longer under our jurisdiction as we have taken action to return the land parcel to the Department of Land and Natural Resources; Alae School -- TMK 8-7-05:09 -- We do not have plans to re-open this school. It is currently used for our Alternative Education program, and plans are to eventually return the site to the Land Department.

We shall appreciate your kokua to process our Special Permit Applications for Honaunau, Hookena, and Kohala.

With best wishes.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "H. Watanabe".

Herbert S. Watanabe
Staff Specialist, Business & Facilities

HSW:kt

RECEIVED

'78 SEP 18 PM 3 46

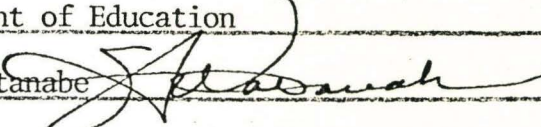
PLANNING DEPT.
COUNTY OF HAWAII
FILE NO.

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Hawaii District, Department of Education

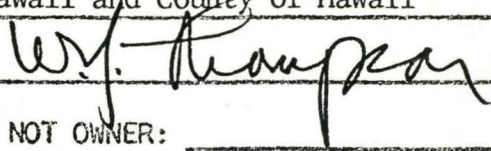
APPLICANT'S SIGNATURE: Herbert S. Watanabe 

ADDRESS: 75 Aupuni Street, P. O. Box 4160, Hilo, Hawaii

TELEPHONE: 961-7201

TAX MAP KEY: 8-3-13:21 12.0 Acres -- Honaunau
5-5-08:24 & 42 9.935 Acres -- Kohala
8-6-10:09 & 12 AREA: 4.032 Acres -- Hookena
(Size of Parcel)

OWNER: State of Hawaii and County of Hawaii

OWNER'S SIGNATURE: W. J. Thompson 

APPLICANT'S INTEREST, IF NOT OWNER: _____

REQUESTED USE: For Public School at Honaunau, Kohala, Hookena

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 _____

EXHIBIT A-1

GEORGE R. ARIYOSHI
GOVERNOR



CHARLES G. CLARK
SUPERINTENDENT

KIYOTO MIZUBA
DISTRICT SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
OFFICE OF THE DISTRICT SUPERINTENDENT
HAWAII SCHOOLS
75 AUPUNI STREET
P. O. BOX 4160
HILO, HAWAII 96720

September 15, 1978

TO: Hawaii County Planning Commission

FROM: Herbert S. Watanabe *HW*
Staff Specialist, Business & Facilities

SUBJECT: APPLICATION FOR SPECIAL PERMIT
TMK: 8-3-13:21

Special permit is requested for Land Parcel TMK 8-3-13:21 currently within State Land Use, Agriculture District, for public school use.

The parcel of 12 acres was acquired by the County of Hawaii in 1952, after the earthquake had destroyed the original Honaunau School located along the old road to the City of Refuge.

A completely new school was constructed on the newly acquired land which currently includes kindergarten to grade 8.

The Department of Education has added several new structures at Honaunau, and the immediate and long range plan includes the continuance of this public school in South Kona.

HSW:kt

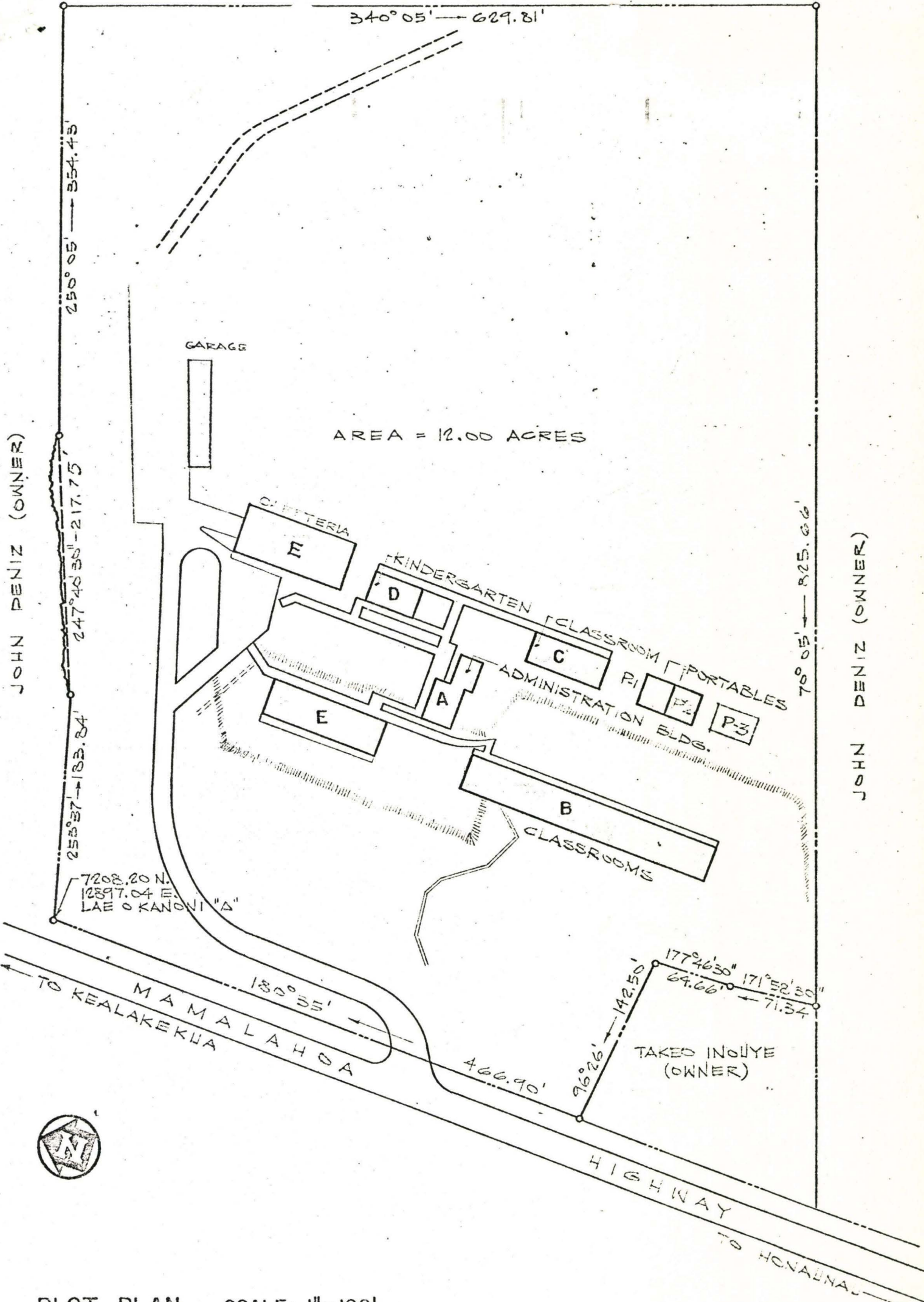
Enc.

EXHIBIT A-2

RECEIVED

'78 SEP 18 PM 3 49

PLANNING DEPT.
COUNTY OF HAWAII
FILE NO.



PLOT PLAN SCALE: 1" = 100'
HONAUNAU SCHOOL
 DISTRICT OF S. KONA, COUNTY OF HAWAII
 OCTOBER 29, 1968

EXHIBIT A-26

GEORGE R. ARIYOSHI
GOVERNOR



CHARLES G. CLARK
SUPERINTENDENT

KIYOTO MIZUBA
DISTRICT SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
OFFICE OF THE DISTRICT SUPERINTENDENT
HAWAII SCHOOLS
75 AUPUNI STREET
P. O. BOX 4160
HILO, HAWAII 96720

September 15, 1978

TO: Hawaii County Planning Commission

FROM: Herbert S. Watanabe *[Signature]*
Staff Specialist, Business & Facilities

SUBJECT: APPLICATION FOR SPECIAL PERMIT
TMK: 8-6-10:09 and 12

Special permit is requested for subject parcels TMK 8-6-10:09 and TMK 8-6-10:12 currently within State Land Use, Agriculture District, for public school use.

Subject parcels are currently the site of Hookena Elementary School which includes kindergarten through grade 8. The land has been used as a site for public school as far back as the early 1920's.

Hookena Elementary School is planned for continuance, and long range plans include the complete upgrading and replacement of outdated physical facilities. Present inventory of structures include three (3) permanent wood frame buildings and four relocatable classroom buildings.

HSW:kt

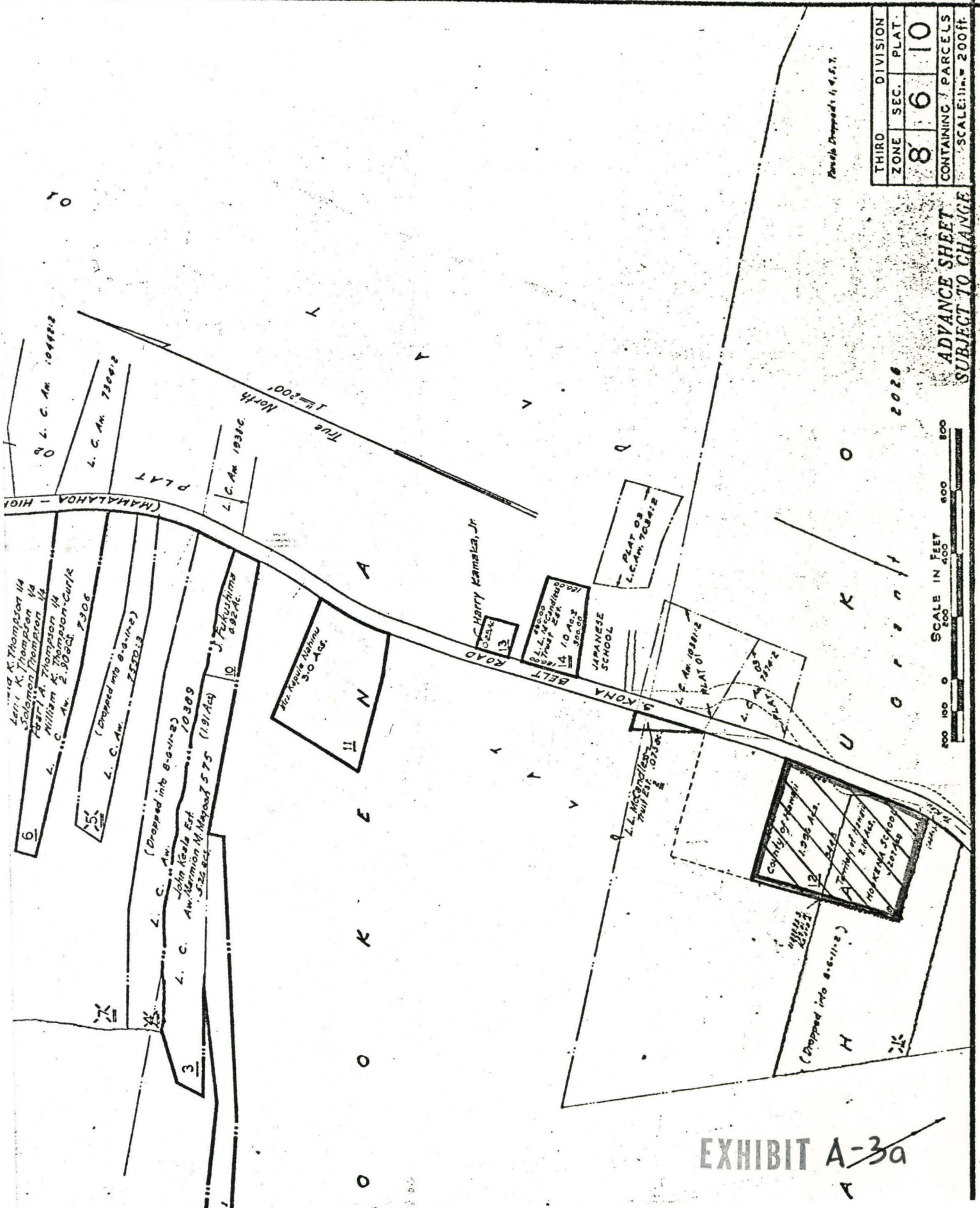
Attachment

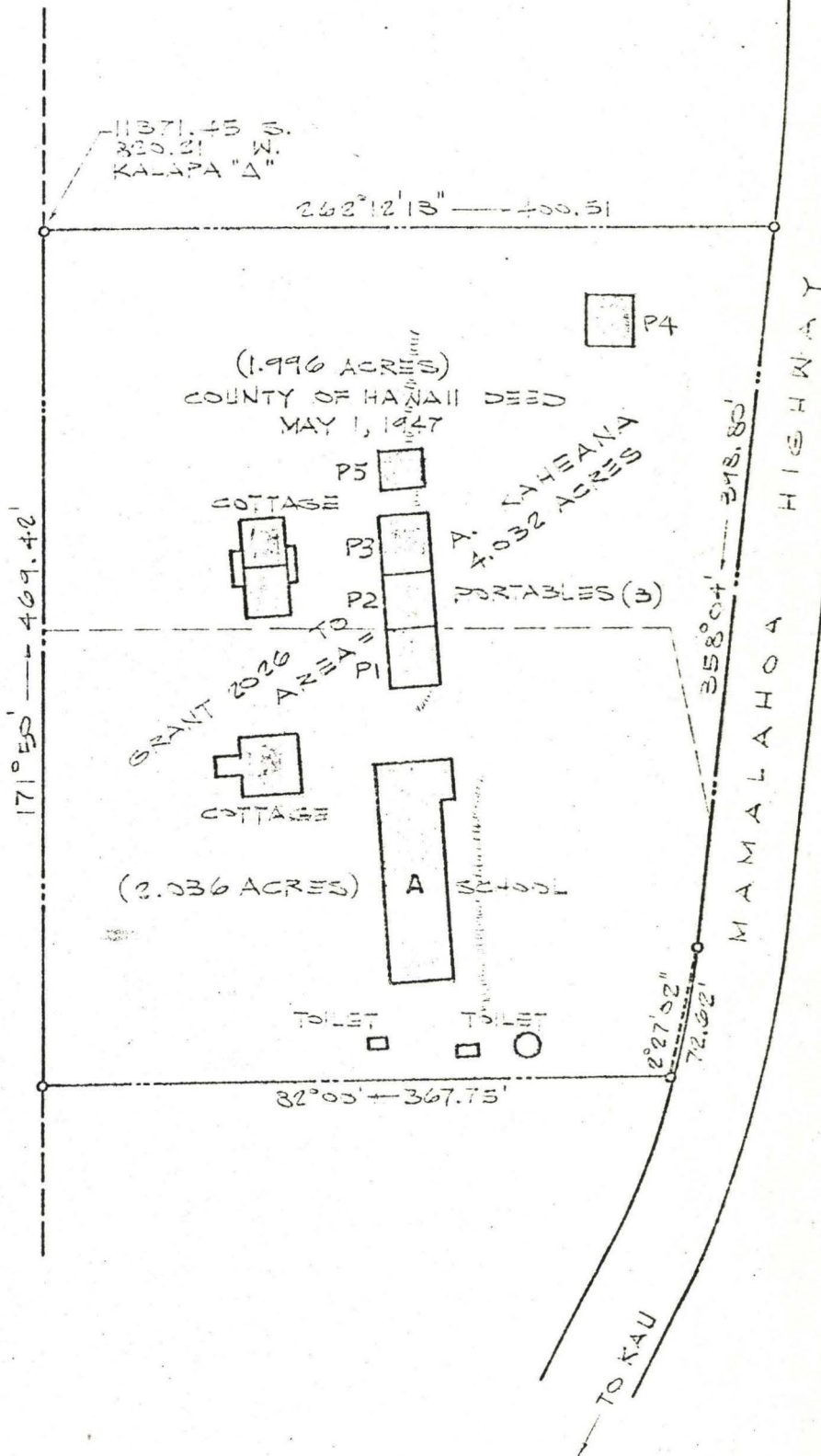
EXHIBIT A-3

RECEIVED

'78 SEP 18 PM 3 48

PLANNING DEPT.
COUNTY OF HAWAII
FILE NO





PLOT PLAN / SCALE: 1"=100'
 HOOKENA SCHOOL
 DISTRICT OF S. KONA. COUNTY OF HAWAII
 OCTOBER 29, 1968

EXHIBIT A-3b

GEORGE R. ARIYOSHI
GOVERNOR



CHARLES G. CLARK
SUPERINTENDENT

KIYOTO MIZUBA
DISTRICT SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
OFFICE OF THE DISTRICT SUPERINTENDENT
HAWAII SCHOOLS
75 AUPUNI STREET
P. O. BOX 4160
HILO, HAWAII 96720

September 15, 1978

TO: Hawaii County Planning Commission

FROM: Herbert S. Watanabe *HW*
Staff Specialist, Business & Facilities

SUBJECT: APPLICATION FOR SPECIAL PERMIT
TMK: 5-5-08:24 and 42

Special Permit is requested for Parcels TMK 5-5-08:24 and 42, currently within State Land Use, Agriculture District, for public school use.

The parcels were acquired by the State (Territory) of Hawaii for addition of lands to Kohala High and Elementary School in 1952. The parcel is currently used as the school's major athletic playfield complex and site for one-third of the permanent classroom structure for the elementary classes.

Kohala High and Elementary School has been in existence at the present location since the late 1900s.

The Department of Education has planned to retain the school at its present site and recently completed a total master plan for the school.

HSW:kt

Enc.

EXHIBIT A-4

RECEIVED

'78 SEP 18 PM 3 51

PLANNING DEPT.
COUNTY OF HAWAII
FILE NO.

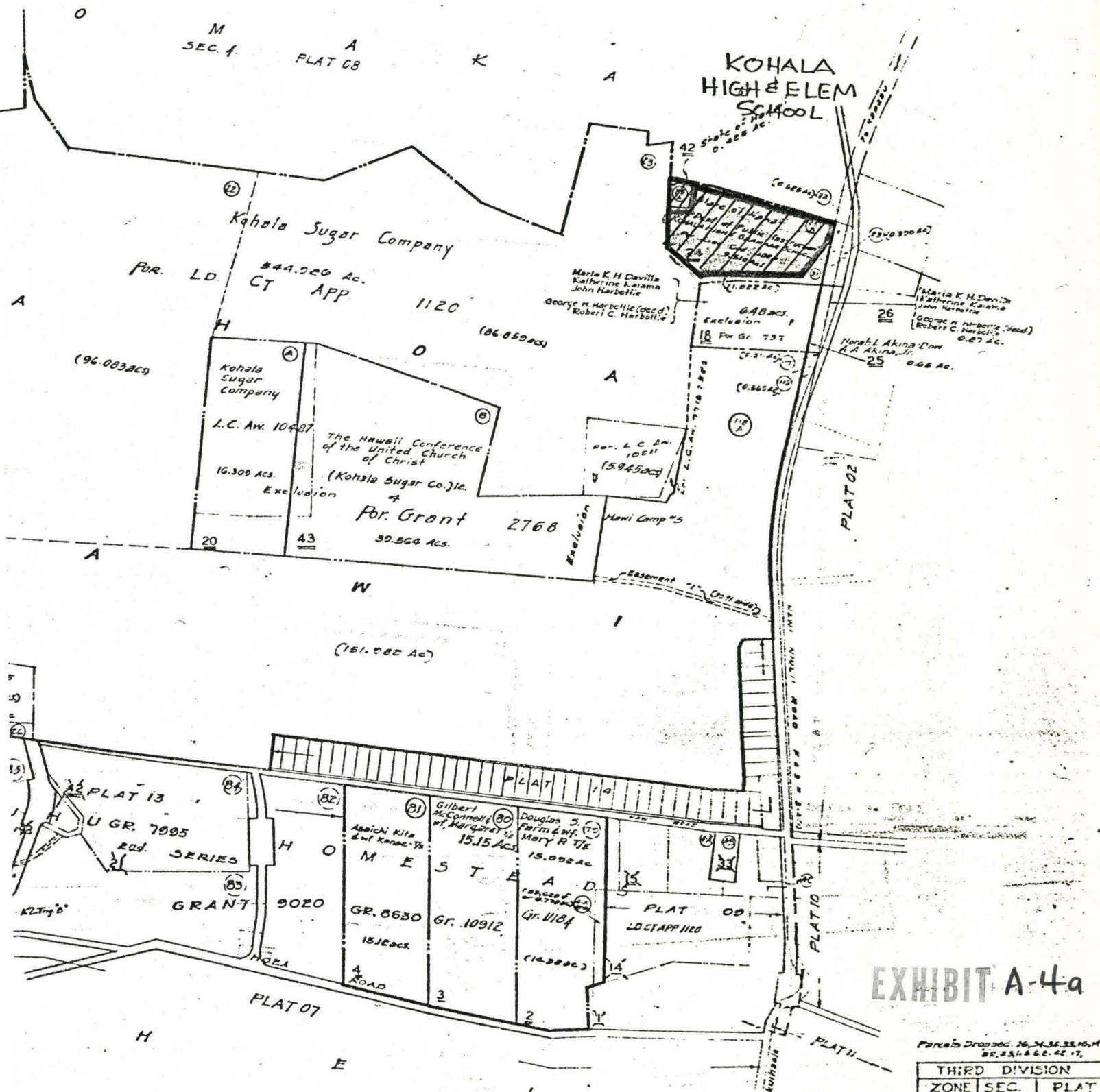
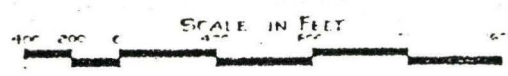


EXHIBIT A-4a

Parcels Dropped: 16, 24, 34, 35, 10, 14, 22, 23, 4, 6, 6, 42, 17,

THIRD DIVISION		
ZONE	SEC.	PLAT
5	5	08
CONTAINING PARCELS		
Scale: 1 in. = 400 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE



September 22, 1978

Mr. Herbert S. Watanabe
Staff Specialist, Business Facilities
Hawaii District, Dept. of Education
75 Aupuni Street
Hilo, HI 96720

Dear Mr. Watanabe:

Special Permit - School Use at Honaunau, Kohala
and Hookena

TMK: 8-3-13:21; 5-5-08:24 & 42; 8-6-10:9 & 12

This is to acknowledge receipt on September 18, 1978
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.

Please submit a \$100 filing fee for processing and to cover the cost of legal notice publication.

EXHIBIT B

SEP 25

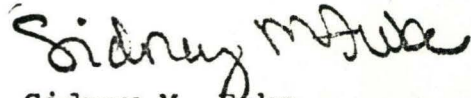
Mr. Herbert S. Watanabe

-2-

September 22, 1978

Should any questions arise, please contact Ilima Pianaia or Keith Kato of this department at 961-8288.

Sincerely,

A handwritten signature in cursive script that reads "Sidney M. Duke".

Sidney M. Duke
Planning Director

IP:gs

SEP 25 1978

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW R & D Soil Conserv.
DWS P & R Dept. of Ag.
Highways Police Helco
Health Fire

Date: Sept. 22, 1978

From: *Sandra M. Hub*
DIRECTOR

Subject: APPLICATION FOR SPECIAL PERMIT
Hawaii District, Dept. of Education
School Use at Honaunau, Kohala and Hookena
TMK: 8-3-13:21; 5-5-08:24 & 42; 8-6-10:9 & 12

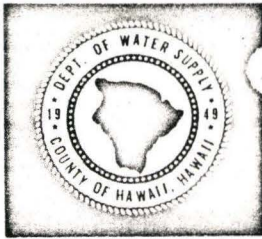
Attached is the application for Special Permit being forwarded to you for review. May we have your written comments within two weeks.

Thank you very much.

gs
Encl.

EXHIBIT C

SEP 25 1978



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

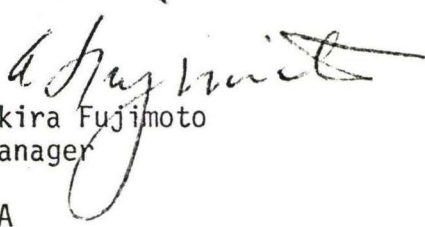
September 28, 1978

TO: Planning Department

FROM: Manager

SUBJECT: APPLICATION FOR SPECIAL PERMIT
HAWAII DISTRICT, DEPARTMENT OF EDUCATION
SCHOOL USE AT HONAUNAU, KOHALA AND HOOKENA
TAX MAP KEY 8-3-13:21; 5-5-08:24 AND 42; 8-6-10:9 AND 12

We have no objections to the subject request. The parcels are already being serviced from the public water system. It is not expected that water consumption will increase in the immediate future.


Akira Fujimoto
Manager

QA

... Water brings progress...

EXHIBIT D

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:

SIDNEY G. U. GOO
MEMBER - AT - LARGE

ERNEST F. MORGADO
MEMBER - AT - LARGE

SUZANNE D. PETERSON
MEMBER - AT - LARGE

FEDERICO GALDONES
HAWAII MEMBER

JAMES E. NISHIDA
KAUAI MEMBER

FRED M. OGASAWARA
MAUI MEMBER

WILLIAM Y. THOMPSON
EX OFFICIO MEMBER

September 29, 1978

MEMORANDUM

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

Subject: Application for Special Permit
Hawaii District Department of Education
School Use at Honaunau, Kohala and Hookena
TMK: 8-3-13:21; 5-5-08:24 & 42; 8-6-10:9 & 12

The Department of Agriculture has no comments or objections
to the application for special permit.

A handwritten signature in cursive script, reading "John Farias, Jr.", is written over the typed name and title.

JOHN FARIAS, JR.
Chairman, Board of Agriculture

EXHIBIT E

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HAWAII

HILO, HAWAII

DATE October 2, 1978

Memorandum

TO : Planning Department

FROM : Chief Engineer

SUBJECT: Application for Special Permit
Applicant: DOE
Location: Honaunau, Kohala and Hookena
TMK: 8-3-13:21; 5-5-8:24 and 42; 8-6-10:9 and 12

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



for EDWARD HARADA, Chief Engineer

EXHIBIT F

GEORGE R. ARIYOSHI
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
HAWAII DISTRICT
50 MAKAALA STREET
P. O. BOX 4277
HILO, HAWAII 96720

Ryokichi Higashionna, Ph.D.
XXXXXXXXXXXXX
DIRECTOR

DEPUTY DIRECTORS
DOUGLAS S. SAKAMOTO
WALLACE AOKI

Charles O. Swanson

IN REPLY REFER TO:

LT-H 78-2.1178

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
Department of Education
TMK: 8-3-13:21 (Honaunau), 5-5-08:24 & 42 (Kohala),
8-6-10:9 & 12 (Honokena)

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

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

EXHIBIT G



POLICE DEPARTMENT

COUNTY OF HAWAII
349 KAPIOLANI STREET
HILO, HAWAII 96720



OUR REFERENCE 11763

GUY A. PAUL

YOUR REFERENCE

CHIEF OF POLICE

October 5, 1978

TO : SIDNEY FUKU, PLANNING DIRECTOR
FROM : GUY A. PAUL, CHIEF OF POLICE
SUBJECT: SPECIAL PERMIT-SCHOOL USE AT KOHALA
TMK: 8-3-13:21; 5-5-08:24 & 42; 8-6-10:9 & 12

The application submitted by the above applicant has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested land use.


GUY A. PAUL
CHIEF OF POLICE

RWS/RLP/k

EXHIBIT H



POLICE DEPARTMENT

COUNTY OF HAWAII
349 KAPIOLANI STREET
HILO, HAWAII 96720



OUR REFERENCE 11763

GUY A. PAUL

YOUR REFERENCE

CHIEF OF POLICE

October 5, 1978

TO : SIDNEY FUKU, PLANNING DIRECTOR
FROM : GUY A. PAUL, CHIEF OF POLICE
SUBJECT: SPECIAL PERMIT - HAWAII DISTRICT, DEPT. OF EDUCATION
SCHOOL USE AT HONAUNAU, KOHALA AND HOOKENA
TMK: 8-3-13:21; 5-5-08:24 & 42; 8-6-10:9 & 12

The application submitted by the above applicant has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested land use.


GUY A. PAUL
CHIEF OF POLICE

RG/RLP/k

EXHIBIT H-1

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

P. O. Box 636, Kealahou, Hi. 96750

October 5, 1978

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

Dear Mr. Fuke,

Subject: APPLICATION FOR SPECIAL PERMIT
Hawaii District Dept. of Education
School Use at Honaunau, Kohala and Hookena
TMK: 8-3-13: 21; 5-5-08: 24 & 42; 8-6-10: 9 & 12

Subject application has been reviewed and we have no comments to offer at this time.

Thank you for the opportunity to review this document.

Sincerely,

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

EXHIBIT I



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

DATE October 6, 1978

Memorandum

TO : Planning Department

FROM : Hiroshi Shishido, Deputy Fire Chief

SUBJECT: APPLICATION FOR SPECIAL PERMIT
HAWAII DISTRICT, DEPT. OF EDUCATION
SCHOOL USE AT HONAUNAU, KOHALA AND HOOKENA
TMK: 8-3-13:21; 5-5-08:24 & 42; 8-6-10:9 & 12

The Fire Department has no objections to granting the special permit application for Honaunau, Hookena and Kohala Schools.

Hiroshi Shishido

HIROSHI SHISHIDO
DEPUTY FIRE CHIEF

HS/mo


EXHIBIT J

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW R & D Soil Conserv.
DWS P & R Dept. of Ag.
Highways Police Helco
✓Health Fire

Date: Sept. 22, 1978

From: DIRECTOR 

Subject: APPLICATION FOR SPECIAL PERMIT
Hawaii District, Dept. of Education
School Use at Honaunau, Kohala and Hookena
TMK: 8-3-13:21; 5-5-08:24 & 42; 8-6-10:9 & 12

Attached is the application for Special Permit being forwarded to you for review. May we have your written comments within two weeks.

Thank you very much.

gs
Encl.

Department of Health
Hilo, Hawaii
October 10, 1978

COMMENTS

Found no environmental health concern. Annual inspections of the school facilities are conducted by our Registered Sanitarians.


HAROLD MATSUURA
Chief Sanitarian, Hawaii

EXHIBIT K

DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Date: October 19, 1978

TO: PLANNING DEPARTMENT

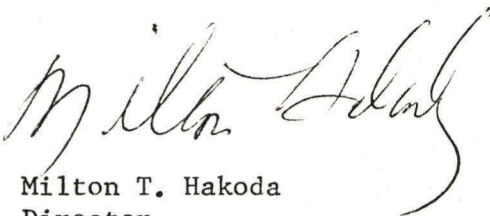
FROM: DEPARTMENT OF PARKS & RECREATION

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

FOR: Dept. of Education TMK 8-3-13:21

Since no specific long range plans were presented, we have assumed that the subject request is merely to allow the continuance of the school complex.

Based on this assumption , we have no adverse comments to offer.



Milton T. Hakoda
Director

EXHIBIT L

DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Date: October 19, 1978

TO: PLANNING DEPARTMENT

FROM: DEPARTMENT OF PARKS & RECREATION

RE: ☐ CHANGE OF ZONE APPLICATION
☒ SPECIAL PERMIT APPLICATION - Hookena Elementary School
☐ USE PERMIT APPLICATION
☐ VARIANCE
☐

FOR: Dept. of Education TMK 8-6-10:9 & 12

We have no adverse comments to offer on the DOE's request for upgrading and replacement of outdated physical facilities at Hookena Elementary School.

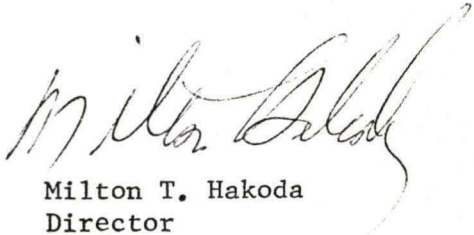

Milton T. Hakoda
Director

EXHIBIT L-1

DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Date: Oct. 19, 1978

TO: PLANNING DEPARTMENT

FROM: DEPARTMENT OF PARKS & RECREATION

RE: ☐ CHANGE OF ZONE APPLICATION
☒ SPECIAL PERMIT APPLICATION - Kohala High and Elementary
☐ USE PERMIT APPLICATION
☐ VARIANCE
☐

FOR: Department of Education TMK 5-5-08:24 & 42

We have no adverse comments to offer on the DOE's request to
allow continuance of the school complex.

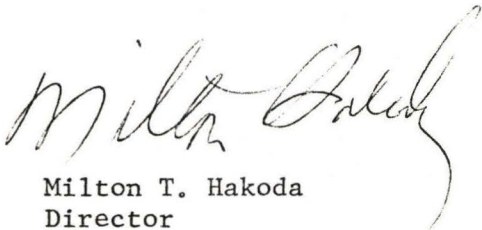

Milton T. Hakoda
Director

EXHIBIT L-2

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: Ed Harada, Chief Engineer

Date: October 24, 1978

From: Planning Director

Subject: Application for Special Permit/DOE
Honaunau and Hookena Schools
TMK: 8-3-13:21 & 8-6-10:12

In processing the subject application by the Department of Education to legitimize existing school uses in the Agricultural District, it has come to our attention that the subject parcels, TMK: 8-3-13:21 and 8-6-10:12 are possibly County-owned.

We would appreciate your clarification as to whether this is indeed the case. If so, does the County have any objections to the subject special permit.

The special permit application has been tentatively scheduled for a preliminary hearing on November 16, 1978, therefore we would appreciate an early response.

Thank you.

VKG/lgv

cc DOE

EXHIBIT M

OCT 25 1978

DEPARTMENT OF PUBLIC WORKS

COUNTY OF HAWAII
HILO, HAWAII

DATE October 27, 1978

Memorandum

TO : Planning Department

FROM : Chief Engineer

SUBJECT: Application for Special Permit
Applicant: DOE
Location: Honaunau and Hookena Schools
TMK: 8-3-13:21 and 8-6-10:12

The subject parcels are County-owned (See File No. 597, 5/1/47 and File No. 753, 3/28/52). We have no objections to this special permit.


EDWARD HARADA, Chief Engineer

EXHIBIT N



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKE
Director

DUANE KANUHA
Deputy Director

November 3, 1978

Dear Property Owner: (TMK:

Special Permit Application

- ✓a) Honaunau School, Ke'ei 2nd, South Kona
TMK: 8-3-13:21
 - b) Ho'okena School, Kauhako, South Kona
TMK: 8-6-10:9 & 12
 - c) Kohala School, Pahoa, North Kohala
TMK: 5-5-8:24 & 42
-

You are hereby notified that a request for a special permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes has been submitted by the State of Hawaii Department of Education.

The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

A public hearing on the subject among others will be held beginning at 10:00 a.m. on Thursday, November 16, 1978 in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii.

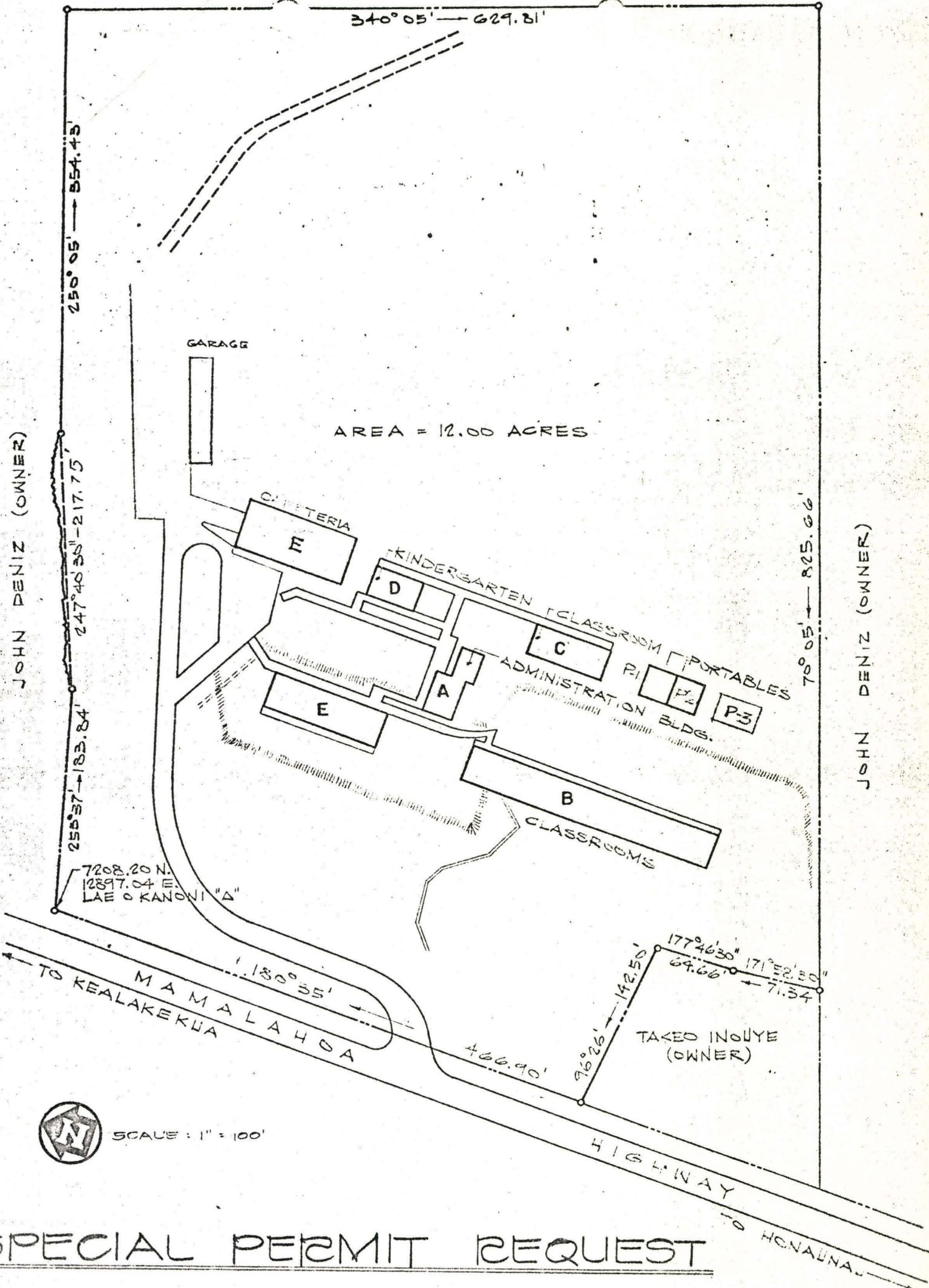
You are invited to comment on the application at the hearing or submit written comments prior to the hearing.

Sincerely,

SIDNEY FUKE
Director

lgv
Enclosure

EXHIBIT 0-1



SPECIAL PERMIT REQUEST

PUBLIC SCHOOL @ HONAUNAU

KEEI 2ND, SOUTH KONA, HAWAII

TAX MAP KEY: 8-3-13: 21

APPLICANT: DEPT. OF EDUCATION
STATE OF HAWAII

EXHIBIT 0-1a

KERT 200
So. Kona

SPECIAL PERMIT
DEPT. OF EDUCATION
PUBLIC SCHOOL
8-3-13: 21 (Honaunau School)
(12.00 acres)

T.O. 10/11

20

8-3-13: 4 Sevcov George
P.O. Box 1089 Kailua Kona 96740

19 Takao Inouye + WF.
Capt. Cook, HI 96704

24 Sakamoto Phyllis M.
P.O. Box 78 Honaunau 96726

27 Sasaki Richard
Box 587 Capt. Cook 96704

28 Noboru Hayama and WF.
P.O. Box 27 Honaunau 96726

30 Maeda Rodney
P.O. Box 576 Capt. Cook 96704

31 Sato James K.
P.O. Box 421 Capt. Cook 96704

34 Bank of Hawaii
Kealahuekua, HI 96750

37 Kadooka Kakoi/Tokiko
P.O. Box 72 Honaunau 96726

39 William Deniz and WF.
P.O. Box 24 Honaunau 96726

47 Thomas Leroy C.
P.O. Box 473 Capt. Cook 96704

59 Saliba Richard
P.O. Box 127 Honaunau 96726

66 First National Bank
Kealahuekua, HI 96750

67 Denis Walter
P.O. Box 23 Honaunau 96726

5-3-13: 69 Same as parcel 67

72 Hayama Yashio/Ritsue
P.O. Box 476 Honaunau 96726

76 Sakamoto Wayne
P.O. Box 215 Honaunau 96726

8-3-10: 39 Matsuda Tadashi/Tokiko
P.O. Box 435 Honaunau 96726

44 H. + D. Edelbrock Trust
5200 Alta Canyon LA Canada 91011

48 Sugi George M.
P.O. Box 328 Capt. Cook 96704

62 Kawamoto Tsutomu
P.O. Box 435 Honaunau 96726

EXHIBIT O-16



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKU
Director

DUANE KANUHA
Deputy Director

November 3, 1978

Dear Property Owner: (TMK:

Special Permit Application

- a) Honaunau School, Ke'ei 2nd, South Kona
TMK: 8-3-13:21
 - ✓b) Ho'okena School, Kauhako, South Kona
TMK: 8-6-10:9 & 12
 - c) Kohala School, Pahoa, North Kohala
TMK: 5-5-8:24 & 42
-


You are hereby notified that a request for a special permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes has been submitted by the State of Hawaii Department of Education.

The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

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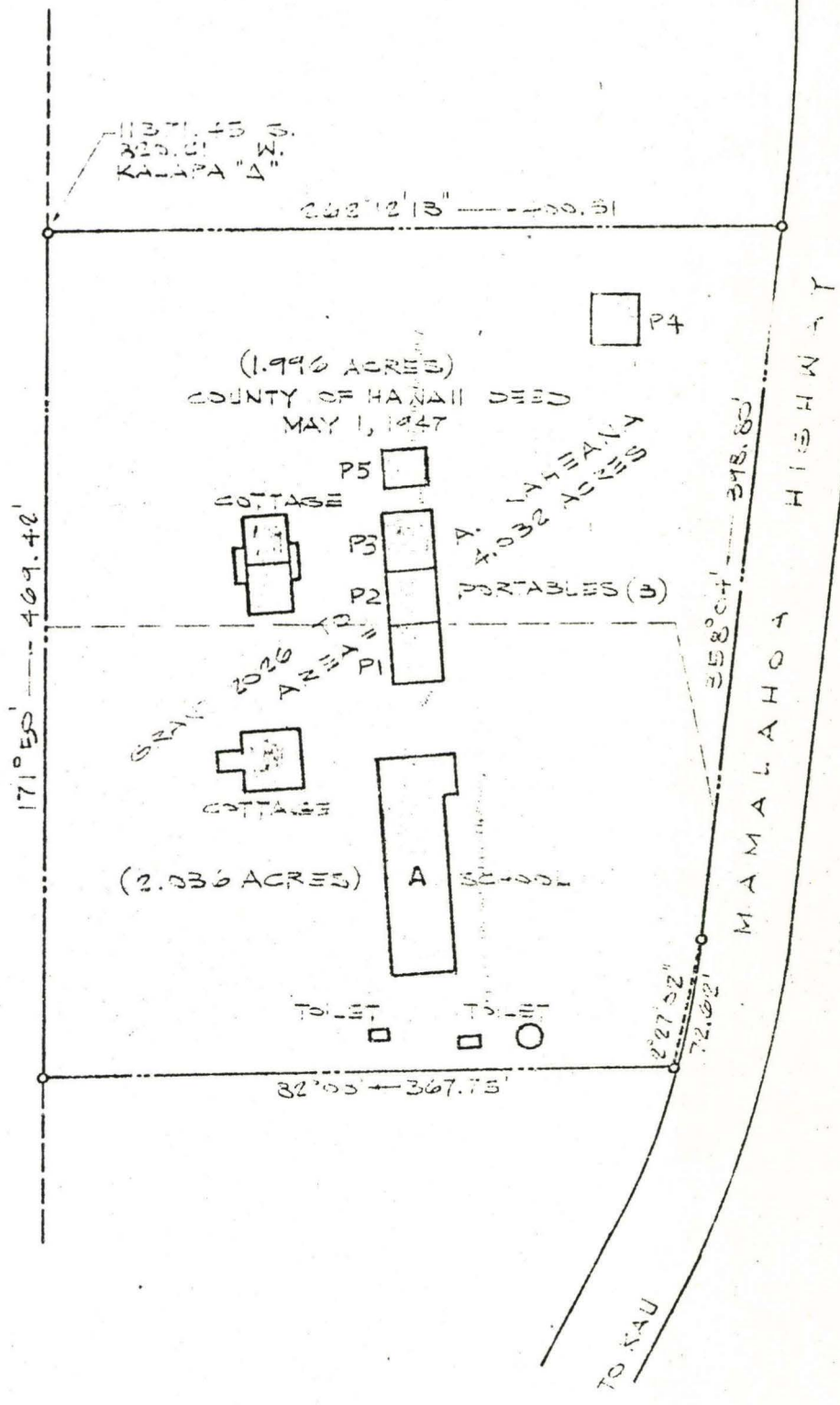
You are invited to comment on the application at the hearing or submit written comments prior to the hearing.

Sincerely,


SIDNEY FUKU
Director

lgv
Enclosure

EXHIBIT 0-2



SCALE : 1" = 100'

SPECIAL PERMIT REQUEST

PUBLIC SCHOOL @ HOOKENA

KAUHAKO, SOUTH KONA, HAWAII

TAX MAP KEY : 8-6-10: 9 # 12

APPLICANT : DEPT. OF EDUCATION
STATE OF HAWAII

EXHIBIT O-2a

OCT. 11, 1978

KAU HAKO
50 - KUNA

SPECIAL PERMIT
DEPT. OF EDUCATION
PUBLIC SCHOOL
8-6-10: 9 & 12 (HOUKONA)
(4.032 ACS)

T. 6 11/17

(2)

8-6-01: 3 McCandless Properties

P.O. Box 497 Honolulu 96809

8-6-03: 5 ~~Same as (8-6-01) parcel 3~~ Poaha Aloysius K/Rose

2531 Huene St. Honolulu 96817

8-6-11: 2 Same as (8-6-01) parcel 3



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

SIDNEY M. FUKU
Director

DUANE KANUHA
Deputy Director

November 3, 1978

Dear Property Owner: (TMK:

Special Permit Application

- a) Honaunau School, Ke'ei 2nd, South Kona
TMK: 8-3-13:21
 - b) Ho'okena School, Kauhako, South Kona
TMK: 8-6-10:9 & 12
 - c) Kohala School, Pahoa, North Kohala
TMK: 5-5-8:24 & 42
-

You are hereby notified that a request for a special permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes has been submitted by the State of Hawaii Department of Education.

The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

A public hearing on the subject among others will be held beginning at 10:00 a.m. on Thursday, November 16, 1978 in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii.

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

Sincerely,

SIDNEY FUKU
Director

lgv
Enclosure

EXHIBIT 0-3

Patterson
No. Kuma

SPECIAL PERMIT
DEPT. OF EDUCATION
Public Section

7.0 11/1
(5)

~~5-5-08~~ 5-5-08:29 & 42 (Faintly 200)
(9.935 ACS)

5-5-02:24 Castle and Cooke Ltd.
P.O. Box 2990 Honolulu 96802

25 Kohala Corp.
c/o Castle/Cook Bx 2990 Honolulu 96802

5-5-08:13 Same as (5-502) parcel 24

5-4-08:14 Tim Mary Kam .bin. Etal.
289 Mahimahi Pl. Honolulu 96821

16 Fernandez Dorothy
P.O. Box 274 Hawi, HI 96719

30 Chong Lemuel S. 14/0 S.
94-429 Kiau Pl.
Waipahu, HI 96797

October 31, 1978

Mr. Herbert S. Watanabe
Hawaii District, Dept. of Education
75 Aupuni Street
Hilo, HI 96720

Dear Mr. Watanabe:

Notice of a Public Hearing
Special Permit Application
Tax Map Key 8-3-13:22 ✓
" " " 8-6-10:9 & 12
" " " 5-5-8:24 & 42

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 10:00 a.m. on Thursday, November 16, 1978, in the First Hawaiian Bank Meeting Room, Kailua, 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 are enclosed for your information.

Sincerely,



Sidney M. Fuke
Director

gs
Enclosures

cc: State Land Use Commission
Dept. of Planning & Economic Development

EXHIBIT P

NOV 1 1978

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: First Hawaiian Bank Meeting Room, Kailua,
North Kona

DATE: Thursday, November 16, 1978

TIME: Item # 1: 9:00 a.m.
Item #2-3: 10:00 a.m.

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

1. PETITIONER: STATE OF HAWAII DEPARTMENT OF TRANSPORTATION,
AIR TRANSPORTATION FACILITIES DIVISION

LOCATION: Ke-ahole Airport and surrounding lands and
the Natural Energy Laboratory of Hawaii Site,
'O'oma 1st, Kalaoa 1st-4th, Hamanamana and
Haleohiu, North Kona.

TMK: 7-3-43: portion of 3, 6-22, 28-30,
portion of 32, 34-36.

PURPOSE: Change of zone for 822.66 acres of land
from an Open (O) to a General Industrial
1-acre (MG-1a) zoned district.

2. PETITIONER: MINOLU R. CHENG

LOCATION: On the mauka side of Kuakini Highway,
approximately 400 feet south of the old
Keauhou School site, Keauhou 1st, North Kona.

EXHIBIT P-1

TMK: 7-8-07:32

PURPOSE: Special Permit to allow the establishment of a medical office on 0.934 acre of land situated within the State Land Use Rural District.

3. PETITIONER: STATE OF HAWAII DEPARTMENT OF EDUCATION

LOCATIONS AND
TMK:

a) Honaunau School, Ke'ei 2nd, South Kona,
TMK: 8-3-13:21;

b) Ho'okena School, Kauhako, South Kona,
TMK: 8-6-10:9 & 12;

c) Kohala School, Pahoa, North Kohala,
TMK: 5-5-8:24 & 42.

PURPOSE: Special Permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes.

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,
WILLIAM F. MIELCKE, Chairman
By SIDNEY M. FUKU
Planning Director

(Hawaii Tribune-Herald: November 6 & 14, 1978)

County of Hawaii

Date November 16, 1978

Petitioner State, DOE - Special Permit

 Preliminary hearing ✓ Public hearing Request Action

ACTION: Approve

Deny

Defer

Continue

Schedule for public hearing

Closed

Other: _____

Commissioners	Aye	No	Excused	Abstain
FUJIMOTO, Shigeru <i>2nd</i>				
HANLEY, J. Walsh			✓	
JITCHAKU, Lorraine R.				
MURAKAMI, Haruo			✓	
NAKANO, Bert H.				
ORITA, Alfredo <i>Moved</i>				
PARIS, William Jr.				
SAKAMOTO, Charles				
MIELCKE, William F.				

RECEIVED

Under public testimony, Mr. Leon Sterling, Esther Delaries, Lily Kong, Ann Madawi and Mrs. Ronald Kahaliononi spoke against the application because of their traffic concerns. Mr. Sterling said there were other commercial areas available and Mrs. Delaries presented the Commission with a petition (on file).

Public Works' representative, Galen Kuba, pointed out that although their Department does have plans to resurface and improve certain bends of the road, there are no funds available to proceed with the plans.

Mrs. Carol Sasaki, medical receptionist for Dr. Cheng, pointed out that their facility will have sufficient parking and commented that because Kona is growing so fast congestion would occur anywhere you put an office, and not because of Dr. Cheng's proposed facility, which actually involves only a few cars.

With regard to Mrs. Delaires' concern on how this proposed facility would affect their real property taxes, Planning Director Fuke pointed out that it is something that will have to be determined by the State Department of Taxation.

Dr. Cheng commented that if additional parking is not needed, he intends to landscape the other area and make it completely independent from the surrounding areas.

Staff pointed out that the parking requirement for a doctor would be four stalls per doctor plus one for the residence. Since Dr. Cheng is intending to have another doctor come in with him, he would be required to have a maximum of 9 stalls. Staff added that although Dr. Cheng has proposed 20 parking stalls, the amount of stalls will be determined at the time of plan approval, if the request were approved.

Commissioner Paris pointed out that although he has found it is a convenience to have a doctor in the neighborhood, if the majority is against it, he will have to go along with the majority.

Dr. Cheng pointed out that although having another doctor would provide better service and be a convenience for him, there is nothing that would prevent him from operating alone.

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

RECESS:

The Chair called a short recess at 11:31 a.m.

RECONVENED:

The meeting reconvened at 11:41 a.m.

SPECIAL PERMIT
STATE OF HAWAII
DEPARTMENT OF
EDUCATION
KE'EI 2ND, SOUTH
KONA: KAUHAKO,
SOUTH KONA; AND
PAHOA, NORTH
KOHALA

Public hearing on the application of the State of Hawaii Department of Education for a Special Permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

EXHIBIT R

Staff presented background on file.

There was no one wishing to be an interested party in this proceeding.

Staff questioned whether consideration was given toward redistricting Kohala School from a State Land Use Agriculture to an Urban District rather than coming in for a Special Permit. The petitioner's representative, Kenneth Osato, said he did know all the details of the problems except that the reason they have applied for the Special Permit was because the present restrictions created a lot of problems for them.

Planning Director Fuke pointed out that he suggested to Mr. Watanabe that the Department of Education get a permit to legitimize the school use within the Agricultural District and he did give a list of all the schools within the Agricultural District to Mr. Watanabe, that this is probably where the decision to apply for a Special Permit was made. He said he agreed with the staff that it would be much more appropriate for Kohala School to eventually come in for an urban boundary amendment. He suggested the Commissioners proceed with the Special Permit application; however recommended that the Department of Education consider an urban boundary amendment for Kohala School.

There was no one from the public wishing to testify on this application.

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

The Chair recommended that Mr. Watanabe contact the Planning Department and go over the urban boundary amendment proposal concerning Kohala School.

The Chair at this time, 12 noon, proceeded to take up the unfinished business scheduled for 11:00 a.m.

PDP C. M. POULTON <u>HOLUALOA 1ST</u> AND 2ND, NORTH KONA	Application of C. M. Poulton for a Planned Development Permit (PDP) to allow the submission of plans for a 14-unit condominium for plan approval. The area under consideration is located along the mauka side of Ali'i Drive, diagonally across from the Kona Bali Kai condominium in a northerly direction, Holualoa 1st and 2nd, North Kona, TMK: 7-6-16:31.
---	---

Staff presented recommendation for approval with conditions on file.

For the Commissioner's information, staff pointed out that the public hearing on the Special Management Area and Planned Development Permits was held on October 12, 1978.

The petitioner's representative, H. C. Bennett, said he is able to comply with the conditions as stated.

It was moved by Commissioner Paris and seconded by Commissioner Nakano that the application be approved with the conditions outlined by the staff. A roll call vote was taken and motion carried with seven ayes.

PLANNING COMMISSION

Planning Department
County of Hawaii

EXHIBIT S

MINUTES
November 16, 1978

The Planning Commission met in regular session at 9:00 a.m. in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii, with Chairman William F. Mielcke presiding, and at 7:00 p.m. in the Waimea Civic Center Conference Room, Waimea, South Kohala, Hawaii, with Chairman Pro Tem William J. Paris, Jr., presiding.

PRESENT: William F. Mielcke
(Left at 3:47 p.m.)
Shigeru Fujimoto
Bert H. Nakano
Lorraine R. Jitchaku
Alfredo Orita
William J. Paris, Jr.
Charles H. Sakamoto

ABSENT: J. Walsh Hanley
Haruo Murakami

Ex-officio Member
Akira Fujimoto
Deputy Corporation
Reginald Minn

Sidney M. Fuke, Planning Director
Ilima Piianaia, Planner
Norman Hayashi, Planner (Left at 3:47 p.m.)
William Moore, Planner

Galen Kuba representing Ex-officio Member Edward Harada

and approximately 16 people in attendance at 9:00 a.m., 14 people at 10:00 a.m., 7 people at 11:00 a.m., 7 people at 1:30 p.m., 30 people at 7:00 p.m. and 30 people at 7:30 p.m.

Under public testimony, Mr. Leon Sterling, Esther Delaries, Lily Kong, Ann Madawi and Mrs. Ronald Kahaliononi spoke against the application because of their traffic concerns. Mr. Sterling said there were other commercial areas available and Mrs. Delaries presented the Commission with a petition (on file).

Public Works' representative, Galen Kuba, pointed out that although their Department does have plans to resurface and improve certain bends of the road, there are no funds available to proceed with the plans.

Mrs. Carol Sasaki, medical receptionist for Dr. Cheng, pointed out that their facility will have sufficient parking and commented that because Kona is growing so fast congestion would occur anywhere you put an office, and not because of Dr. Cheng's proposed facility, which actually involves only a few cars.

With regard to Mrs. Delaires' concern on how this proposed facility would affect their real property taxes, Planning Director Fuke pointed out that it is something that will have to be determined by the State Department of Taxation.

Dr. Cheng commented that if additional parking is not needed, he intends to landscape the other area and make it completely independent from the surrounding areas.

Staff pointed out that the parking requirement for a doctor would be four stalls per doctor plus one for the residence. Since Dr. Cheng is intending to have another doctor come in with him, he would be required to have a maximum of 9 stalls. Staff added that although Dr. Cheng has proposed 20 parking stalls, the amount of stalls will be determined at the time of plan approval, if the request were approved.

Commissioner Paris pointed out that although he has found it is a convenience to have a doctor in the neighborhood, if the majority is against it, he will have to go along with the majority.

Dr. Cheng pointed out that although having another doctor would provide better service and be a convenience for him, there is nothing that would prevent him from operating alone.

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

RECESS: The Chair called a short recess at 11:31 a.m.

RECONVENED: The meeting reconvened at 11:41 a.m.

✓ SPECIAL PERMIT
STATE OF HAWAII
DEPARTMENT OF
EDUCATION
KE'EI 2ND, SOUTH
KONA: KAUAHAKO,
SOUTH KONA; AND
PAHOA, NORTH
KOHALA

Public hearing on the application of the State of Hawaii Department of Education for a Special Permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

Staff presented background on file.

There was no one wishing to be an interested party in this proceeding.

Staff questioned whether consideration was given toward redistricting Kohala School from a State Land Use Agriculture to an Urban District rather than coming in for a Special Permit. The petitioner's representative, Kenneth Osato, said he did know all the details of the problems except that the reason they have applied for the Special Permit was because the present restrictions created a lot of problems for them.

Planning Director Fuke pointed out that he suggested to Mr. Watanabe that the Department of Education get a permit to legitimize the school use within the Agricultural District and he did give a list of all the schools within the Agricultural District to Mr. Watanabe, that this is probably where the decision to apply for a Special Permit was made. He said he agreed with the staff that it would be much more appropriate for Kohala School to eventually come in for an urban boundary amendment. He suggested the Commissioners proceed with the Special Permit application; however recommended that the Department of Education consider an urban boundary amendment for Kohala School.

There was no one from the public wishing to testify on this application.

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

The Chair recommended that Mr. Watanabe contact the Planning Department and go over the urban boundary amendment proposal concerning Kohala School.

The Chair at this time, 12 noon, proceeded to take up the unfinished business scheduled for 11:00 a.m.

PDP C. M. POULTON <u>HOLUALOA 1ST</u> AND 2ND, NORTH KONA	Application of C. M. Poulton for a Planned Development Permit (PDP) to allow the submission of plans for a 14-unit condominium for plan approval. The area under consideration is located along the mauka side of Ali'i Drive, diagonally across from the Kona Bali Kai condominium in a northerly direction, Holualoa 1st and 2nd, North Kona, TMK: 7-6-16:31.
---	---

Staff presented recommendation for approval with conditions on file.

For the Commissioner's information, staff pointed out that the public hearing on the Special Management Area and Planned Development Permits was held on October 12, 1978.

The petitioner's representative, H. C. Bennett, said he is able to comply with the conditions as stated.

It was moved by Commissioner Paris and seconded by Commissioner Nakano that the application be approved with the conditions outlined by the staff. A roll call vote was taken and motion carried with seven ayes.

410

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
November 16, 1978

The Planning Commission met in regular session at 9:00 a.m. in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii, with Chairman William F. Mielcke presiding, and at 7:00 p.m. in the Waimea Civic Center Conference Room, Waimea, South Kohala, Hawaii, with Chairman Pro Tem William J. Paris, Jr., presiding.

PRESENT: William F. Mielcke
(Left at 3:47 p.m.)
Shigeru Fujimoto
Bert H. Nakano
Lorraine R. Jitchaku
Alfredo Orita
William J. Paris, Jr.
Charles H. Sakamoto

ABSENT: J. Walsh Hanley
Haruo Murakami

Ex-officio Member
Akira Fujimoto
Deputy Corporation
Reginald Minn

Sidney M. Fuke, Planning Director
Ilima Piianaia, Planner
Norman Hayashi, Planner (Left at 3:47 p.m.)
William Moore, Planner

Galen Kuba representing Ex-officio Member Edward Harada

and approximately 16 people in attendance at 9:00 a.m., 14 people at 10:00 a.m., 7 people at 11:00 a.m., 7 people at 1:30 p.m., 30 people at 7:00 p.m. and 30 people at 7:30 p.m.

PLANNING COMMISSION

Planning Department
County of Hawaii

EXHIBIT

R

MINUTES
November 16, 1978

The Planning Commission met in regular session at 9:00 a.m. in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii, with Chairman William F. Mielcke presiding, and at 7:00 p.m. in the Waimea Civic Center Conference Room, Waimea, South Kohala, Hawaii, with Chairman Pro Tem William J. Paris, Jr., presiding.

PRESENT: William F. Mielcke
(Left at 3:47 p.m.)
Shigeru Fujimoto
Bert H. Nakano
Lorraine R. Jitchaku
Alfredo Orita
William J. Paris, Jr.
Charles H. Sakamoto

ABSENT: J. Walsh Hanley
Haruo Murakami

Ex-officio Member
Akira Fujimoto
Deputy Corporation
Reginald Minn

Sidney M. Fuke, Planning Director
Ilima Piianaia, Planner
Norman Hayashi, Planner (Left at 3:47 p.m.)
William Moore, Planner

Galen Kuba representing Ex-officio Member Edward Harada

and approximately 16 people in attendance at 9:00 a.m.,
14 people at 10:00 a.m., 7 people at 11:00 a.m., 7
people at 1:30 p.m., 30 people at 7:00 p.m. and 30
people at 7:30 p.m.

Under public testimony, Mr. Leon Sterling, Esther Delaries, Lily Kong, Ann Madawi and Mrs. Ronald Kahaliononi spoke against the application because of their traffic concerns. Mr. Sterling said there were other commercial areas available and Mrs. Delaries presented the Commission with a petition (on file).

Public Works' representative, Galen Kuba, pointed out that although their Department does have plans to resurface and improve certain bends of the road, there are no funds available to proceed with the plans.

Mrs. Carol Sasaki, medical receptionist for Dr. Cheng, pointed out that their facility will have sufficient parking and commented that because Kona is growing so fast congestion would occur anywhere you put an office, and not because of Dr. Cheng's proposed facility, which actually involves only a few cars.

With regard to Mrs. Delaires' concern on how this proposed facility would affect their real property taxes, Planning Director Fuke pointed out that it is something that will have to be determined by the State Department of Taxation.

Dr. Cheng commented that if additional parking is not needed, he intends to landscape the other area and make it completely independent from the surrounding areas.

Staff pointed out that the parking requirement for a doctor would be four stalls per doctor plus one for the residence. Since Dr. Cheng is intending to have another doctor come in with him, he would be required to have a maximum of 9 stalls. Staff added that although Dr. Cheng has proposed 20 parking stalls, the amount of stalls will be determined at the time of plan approval, if the request were approved.

Commissioner Paris pointed out that although he has found it is a convenience to have a doctor in the neighborhood, if the majority is against it, he will have to go along with the majority.

Dr. Cheng pointed out that although having another doctor would provide better service and be a convenience for him, there is nothing that would prevent him from operating alone.

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

RECESS: The Chair called a short recess at 11:31 a.m.

RECONVENED: The meeting reconvened at 11:41 a.m.

✓ SPECIAL PERMIT
STATE OF HAWAII
DEPARTMENT OF
EDUCATION
KE'EI 2ND, SOUTH
KONA: KAUHAKO,
SOUTH KONA; AND
PAHOA, NORTH
KOHALA

Public hearing on the application of the State of Hawaii Department of Education for a Special Permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

Staff presented background on file.

There was no one wishing to be an interested party in this proceeding.

Staff questioned whether consideration was given toward redistricting Kohala School from a State Land Use Agriculture to an Urban District rather than coming in for a Special Permit. The petitioner's representative, Kenneth Osato, said he did know all the details of the problems except that the reason they have applied for the Special Permit was because the present restrictions created a lot of problems for them.

Planning Director Fuke pointed out that he suggested to Mr. Watanabe that the Department of Education get a permit to legitimize the school use within the Agricultural District and he did give a list of all the schools within the Agricultural District to Mr. Watanabe, that this is probably where the decision to apply for a Special Permit was made. He said he agreed with the staff that it would be much more appropriate for Kohala School to eventually come in for an urban boundary amendment. He suggested the Commissioners proceed with the Special Permit application; however recommended that the Department of Education consider an urban boundary amendment for Kohala School.

There was no one from the public wishing to testify on this application.

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

The Chair recommended that Mr. Watanabe contact the Planning Department and go over the urban boundary amendment proposal concerning Kohala School.

The Chair at this time, 12 noon, proceeded to take up the unfinished business scheduled for 11:00 a.m.

PDP <u>C. M. POULTON</u> HOLUALOA 1ST AND 2ND, NORTH KONA	Application of C. M. Poulton for a Planned Development Permit (PDP) to allow the submission of plans for a 14-unit condominium for plan approval. The area under consideration is located along the mauka side of Ali'i Drive, diagonally across from the Kona Bali Kai condominium in a northerly direction, Holualoa 1st and 2nd, North Kona, TMK: 7-6-16:31.
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Staff presented recommendation for approval with conditions on file.

For the Commissioner's information, staff pointed out that the public hearing on the Special Management Area and Planned Development Permits was held on October 12, 1978.

The petitioner's representative, H. C. Bennett, said he is able to comply with the conditions as stated.

It was moved by Commissioner Paris and seconded by Commissioner Nakano that the application be approved with the conditions outlined by the staff. A roll call vote was taken and motion carried with seven ayes.

JAN 31 10 43 AM '79

PLANNING COMMISSION

Planning Department
County of Hawaii

HEARING TRANSCRIPT
November 16, 1978

A regularly advertised public hearing on the application of the State of Hawaii Department of Education, was called to order at 11:41 a.m. in the Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii, with Chairman William F. Mielcke presiding.

PRESENT:	William F. Mielcke	ABSENT:	J. Walsh Hanley
	Shigeru Fujimoto		Haruo Murakami
	Bert H. Nakano		
	Lorraine R. Jitchaku		Ex-officio Member
	Alfredo Orita		Akira Fujimoto
	William J. Paris, Jr.		Deputy Corporation
	Charles H. Sakamoto		Counsel Reginald Minn

Sidney M. Fuke, Planning Director
Ilima Piianaia, Planner
Norman Hayashi, Planner
William Moore, Planner

Galen Kuba, representing Ex-officio Member Edward Harada
and approximately 11 people in attendance

CHAIRMAN: The next item of business for the Commission item 5 is advertised as a public hearing. Public hearing on the application of the State of Hawaii Department of Education for a Special Permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

MOORE: (Presented background on file.)

CHAIRMAN: Is the applicant or a representative of the applicant present? Mr. Osato. The Chair at this time would like to ask if there is anyone in the audience who claims to be an interested party in this Special Permit application. For those of you who were not with us earlier, an interested party is one whose legal rights, duties, or privileges will be determined or affected by this proceeding. More specifically, a person has a right to intervene if: (1) He has a property interest in the land in question. If there is a cloud on the title to the land, this will not stop the hearing. The party affected must obtain a court order stopping the hearing; or (2) Lawfully resides on the land, or (3) Has or can demonstrate that he will be so immediately affected by the decision and that his interest is clearly distinguishable from that of the general public. Is there anyone in the audience who wishes to be an interested party to this application? If not, we will proceed.

Members of the Commission, you have heard the staff's background report on this Special Permit application. Do you have any questions you'd like to ask the staff? If there are no questions of the staff, I would like to ask the applicant or a representative of the applicant to come forward. Mr. Osato, we'll have to swear

EXHIBIT S

you in. Do you swear to tell the truth and nothing but the truth on the testimony you are about to give before the Hawaii County Planning Commission?

OSATO: I do.

CHAIRMAN: Thank you. Would you identify yourself for the record?

OSATO: Yeah, my name is Kenneth Osato. I am the District Liason Specialist in Kona for the Hawaii District, Department of Education.

CHAIRMAN: Thank you, Mr. Osato, you've heard the staff's background report on this Special Permit application by the Department of Education. Do you have anything to add for the benefit of the Commission?

OSATO: No, not really, except that I was asked to pinch-hit for Mr. Herbert Watanabe, our district business specialist, to urge favorable action on our request.

CHAIRMAN: Okay, thank you. Commissioners, do you have any questions that you'd like to refer to Mr. Osato? Okay, Mr. Osato, this is a public hearing. We do ask that you be seated, there may be some questions raised by the public that we might like to have you respond to.

HAYASHI: Mr. Chairman?

CHAIRMAN: Yes, staff.

HAYASHI: I'd like to ask Mr. Osato a question.

CHAIRMAN: Please proceed.

HAYASHI: In regards to the Special Permit for Honaunau School and Ho'okena, we can see the rationale for coming in for a Special Permit; however, seeing that the Kohala School is situated next to an adjacent urban district, why wasn't the consideration given toward redistricting the area from State Land Use Agricultural to Urban District and subsequently coming in for County zoning that will allow a school on that property?

OSATO: As I say, I'm pinch-hitting for Mr. Watanabe and I really don't know all of the details of the problems that brought this about. The only thing that I do know is that the present zoning creates a lot of problems in that every time that we have a new facility, we have to go through the procedures. The other thing is that I think that what you just said was probably considered and my understanding was this was the better or more favorable of the alternatives that Mr. Watanabe considered. Other than that, I'm sorry, I really don't know.

CHAIRMAN: Mr. Hayashi, have you met with Mr. Watanabe concerning this application and did you go over the alternates as to -?

HAYASHI: No, we have not, Mr. Chairman.

CHAIRMAN: So he has just filed the application without the advantage of sitting down and discussing it first with the staff?

HAYASHI: To our knowledge, yes.

CHAIRMAN: Okay.

FUKE: Mr. Chairman, on that --.

CHAIRMAN: Yes, Mr. Director.

FUKE: I did have several discussions personally with Mr. Watanabe and I cited to him, I think it was the problem in Ho'okena cause it's all in agricultural district and we've had some difficulty in terms of processing permits for the relocation of structures and all that so I had suggested at that time for him to get a permit which would legitimize the school use within an agricultural district. And then he had subsequently asked me, well, could you do me a favor and find out all of the schools which are in agricultural districts, if you could give me a list of all of those parcels. And I guess the Kohala School was one of them and I guess just based upon that, he came in for a Special Permit. But I would agree with the staff that it's much, much more appropriate in the situation of the Kohala School to eventually come in for an urban boundary amendment. This is somewhat similar to like portions of the Konawaena School expansion which a portion is within the urban district and another portion, the proposed expansion area, is within the agricultural district. And I would suspect that in that instance, the Department will be coming in, DOE, will eventually be coming in with an urban boundary amendment.

CHAIRMAN: Mr. Director, then, what you're saying is we can proceed with this Special Permit application, however it would be your recommendation to the Department of Education concerning the Kohala School that they come back for an urban boundary amendment?

FUKE: Yes, principally because, you know, in the Kohala situation it's contiguous to an urban area and it's not really like something very unique like Ho'okena which is in a very rural or agricultural setting.

CHAIRMAN: Okay, thank you, Mr. Director. Commissioners, do you have any further questions either for Mr. Osato or for the staff?

ORITA: Mr. Chairman, I have a question for the staff.

CHAIRMAN: Yes, please go on.

ORITA: On page 5 it says, "Surrounding land uses include vacant lands, a pistol range, residential, service station, etc." This is the first time I've heard of a pistol range. Can you show me more or less where that pistol range is located?

PIIANAI: The pistol range is back in this agricultural area here. It's a old gulch and it was established through a Special Permit granted about a year or year and a half ago.

ORITA: And do the public have access to that?

PIIANAIA: This is a Police Department pistol range. You will recall that we recently processed one for the North Hilo District for the Police Department and they have one in Kohala and, well, the North Hilo one has been approved - those two.

ORITA: Thank you.

CHAIRMAN: Yes, Commissioner Orita, one of our concerns when we took up that case for Special Permit was, of course, of safety and we did question the Police Department concerning their safety standards in operating a pistol range in the proximity of the school, and I think all of us on the Commission at that time were satisfied that all the precaution was taken and that it would not affect the operation of the school.

Any further questions, Commissioners, of either the staff or the Department's representative, Mr. Osato? If not, ladies and gentlemen, this is a public hearing on the application of the State of Hawaii Department of Education for a Special Permit. The Chair at this time would like to invite any of you from the audience who would like to testify either for or against the application before the Commission. If there is no testimony to come before the Commission, the Chair will entertain a motion to either continue the public hearing or close the public hearing. What is your pleasure?

ORITA: Mr. Chairman?

CHAIRMAN: Commissioner Orita.

ORITA: I make a motion to close the public hearing.

CHAIRMAN: Thank you. Is there a second to the motion?

FUJIMOTO: Second the motion.

CHAIRMAN: All those in favor so signify by saying aye?

COMMISSIONERS: Aye.

CHAIRMAN: Oppose, same sign? Public hearing is closed. Mr. Osato, in the case of a Special Permit, there's a 15-day waiting period before the Commission can act. We will advise the Department of the time and place of the meeting and I'd like to also recommend that Mr. Watanabe contact the staff and go over the urban boundary amendment proposal concerning Kohala.

OSATO: . Okay.

CHAIRMAN: Good, thank you for coming down.

The public hearing adjourned at 11:59 a.m.

Respectfully submitted,

Sharon M. Nomura
Secretary

A T T E S T:

William F. Mielcke
Chairman, Planning Commission

November 17, 1978

Mr. Herbert S. Watanabe
Staff Specialist, Business Facilities
Department of Education
State of Hawaii
75 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Watanabe:

Special Permit Application
Tax Map Keys 8-3-13:21;
8-6-10:9 & 12; 5-5-8:24 & 42

The Planning Commission at its meeting of November 16, 1978, held a duly advertised public hearing on your application for a special permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

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,



WILLIAM F. MIELCKE
Chairman, Planning Commission

lgv
cc State Land Use Commission
Land Use Division, DPED

EXHIBIT T

NOV 17 1978

December 4, 1978

Mr. Herbert S. Watanabe
Staff Specialist, Business Facilities
Department of Education
State of Hawaii
75 Aupuni Street
Hilo, HI 96720

Dear Mr. Watanabe:

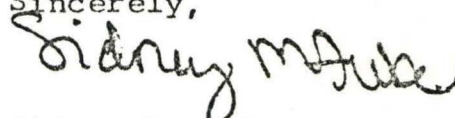
Special Permit
Tax Map Keys 8-3-13:21; 8-6-10:9 & 12; and 5-5-8:24 & 42

Your application will again be discussed on Thursday, December 14, 1978, by the Planning Commission. The meeting will be held in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii and is scheduled to begin at 11:00 a.m.

At its meeting of November 30, 1978, the Planning Commission closed the public hearing. However, it was suggested that you consider applying for an urban boundary amendment for the Kohala School site. If you have any questions regarding this, please call Norman Hayashi or Ilima Piianaia at 961-8288.

A copy of the agenda is enclosed for your information.

Sincerely,



Sidney M. Fuke
Planning Director

SMN/jk

Enclosure

DEC 4 - 1978

EXHIBIT U

SPECIAL PERMIT: DEPARTMENT OF EDUCATION

The Department of Education is requesting a Special Permit to allow the continued use of three sites for public educational purposes. The parcels are identified as TMK: 8-3-13:21, 8-6-10:9 and 12 and 5-5-08:24; more commonly identified as Honaunau, Ho'okena and Kohala Schools. Essentially, the petitioner wishes to legitimize the existing school uses at these three sites which are all located within the State Land Use Agricultural District. No immediate plans for improvements are anticipated.

For the purposes of clarity, each of the three sites will be described separately.

Honaunau School, TMK: 8-3-13:21, is located in Ke'ei 2nd, South Kona, on the mauka side of the South Kona Belt Highway and approximately 1000 feet north of the Napo'opo'o Road junction. The parcel consists of twelve (12) acres of land which is owned by the County of Hawaii. As the petitioner states:

"The parcel of 12 acres was acquired by the County of Hawaii in 1952, after the earthquake had destroyed the original Honaunau School located along the old road to the City of Refuge.

"A completely new school was constructed on the newly acquired land which currently includes kindergarten to grade 8.

EXHIBIT V

"The Department of Education has added several new structures at Honaunau, and the immediate long range plan includes the continuance of this public school in South Kona."

Plot plans submitted by the applicant show that there are nine (9) structures on the site. These are used for classrooms, cafeteria, administration, garage and kindergarten.

Surrounding land uses include coffee farming, diversified agriculture, residential, and vacant lands. Additionally to the south near the junction of the Belt Highway and Napo'opo'o Road there is a church, service station and store.

The Land Study Bureau Detailed Land Classification characterizes the area as almost bare pahoehoe with little or no soil materials. The overall capability class rating is "E" or very poor. The State Department of Agriculture did not include the area within its classification system for Agricultural Lands of Importance as it is within an urbanizing area.

The subject parcel is presently zoned Agriculture - one (1) acre (A-1a) as are the adjacent parcels. The County General Plan Land Use Pattern Allocation Guide Map designates the area as Medium Density Urban.

Access to the school is via the South Kona Belt Highway.

The subject parcel is serviced with all essential utilities.

The Ho'okena School site is located within the land division of Kauhako, South Kona, on the makai side of the Belt Highway, approximately one-half mile north of the Hookena Road/Belt Highway junction.

The school site consists of two parcels. One, TMK: 8-6-10:9, is owned by the State and is approximately 2.10 acres in size. The other, TMK: 8-6-10:12 is owned by the County and consists of 1.996 acres.

In requesting the Special Permit, the Department of Education has stated that:

"Subject parcels are currently the site of Hookena Elementary School which includes kindergarten through Grade 8. The land has been used as a site for public school as far back as the early 1920's.

"Hookena Elementary School is planned for continuance, and long range plans include the complete upgrading and replacement of outdated physical facilities. Present inventory of structures include three (3) permanent wood frame buildings and four relocatable classroom buildings."

The plot plan submitted with the application shows a set of portable buildings situated across the parcel boundary.

Surrounding land uses include single-family residential, mainly along the Belt Highway, ranching and vacant land, a poi factory and a slaughterhouse.

The U. S. Department of Agriculture through its "Soil Survey of Island of Hawaii" describes the soil as being of the Punaluu series. This series consists of well-drained, thin organic soils over pahoehoe lava bedrock. Rock outcrops occupy 40-50% of the surface.

The area has not been classified as either important or unique agricultural lands by the Department of Agriculture.

Both of the subject parcels are zoned Unplanned.

The General Plan Land Use Pattern Allocation Guide Map designates the area as Low Density Urban.

Access to the school is directly off of the Belt Highway, which has a road right-of-way of 50 feet.

The area is served by all essential utilities.

The request for the Kohala School site includes two State-owned parcels situated within the land division of Pahoa, North Kohala. The parcels, TMK: 5-5-8:24 and 42, consist of .425 and 9.510 acres respectively. The school complex is located approximately a mile east of Hawi along the makai side of the Hawi-Niulii Road.

In requesting the Special Permit, the applicant states that:

"The parcels were acquired by the State (Territory) of Hawaii for addition of lands to Kohala High and Elementary School in 1952. The parcel is currently used as the school's

major athletic playfield complex and site for one-third of the permanent classroom structure for the elementary classes.

"Kohala High and Elementary School has been in existence at the present location since the late 1900's.

"The Department of Education has planned to retain the school at its present site and recently completed a total master plan for the school."

For the Commissioners' information, the Kohala High and Elementary School complex includes five parcels of land, however three of the parcels are situated within the State Land Use Urban District and therefore have not been included within the Special Permit application.

According to the plot plans submitted, classroom building A straddles a parcel boundary line.

Surrounding land uses include vacant land, a pistol range, residential, service station, snack shop and church.

The U. S. Soil Conservation Service, "Soil Survey of the Island of Hawaii" describes the area as being of the Kohala series. In the case of the school site, the soils are Kohala silty clay with 0-3 percent slope. In a representative profile, the surface layer is very dark grayish-brown and dark brown silty clay about 14 inches thick. The subsoil is about 25 inches thick and consists of dark-brown to dark yellowish brown silty clay loam and silty clay. The substratum is weathered basic igneous rock. Permeability is moderately rapid,

runoff is slow, and the erosion hazard is slight. This soil is used for sugar cane.

Neither the Land Study Bureau nor the Department of Agriculture classified the soils of the school complex as it is within an area of urban character.

Although the parcel abuts the main Hawi-Niulii Road, access is from the Honomakau Road, which divides the school campus.

The subject parcels are zoned Agricultural - twenty (20) acres (A-20a) and are designated Low Density Urban by the General Plan Land Use Pattern Allocation Guide Map.

All essential utilities are available.

In relation to all three school sites cooperating agencies had no objections to the special permit requests. The Department of Water Supply commented that "The parcels are already being serviced from the public water system. It is not expected that water consumption will increase in the immediate future."

^{Addition}
In particular, a request was forwarded to the Department of Public Works seeking clarification and comments on the ownership of parcels
TMK: 8-3-13:21 and 8-6-10:12.

^{information}
in response to this request, the DPW commented
that "The subject parcels are County-owned. We have no
objections to this special permit"

RECOMMENDATION: STATE OF HAWAII DEPARTMENT OF EDUCATION

Upon careful review of the subject request against the guidelines for considering a Special Permit, the staff is recommending that it be given favorable consideration based on the following findings:

That the granting of this request will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which the lands are best suited in the interest of the public health and welfare of the people. The areas under consideration include the Honaunau School Site, the Ho'okena School Site and portions of the Kohala High and Grammar School site, all of which are situated within the State Land Use Agricultural District. While schools and school uses are not permitted within the State Land Use Agricultural District, these areas under consideration are non-conforming, having been established prior to the adoption of the State Land Use Law and Regulations. The purpose of this request, then, is to legitimize the use of these areas for the existing educational purposes. These three (3) school sites are an integral part of the State educational system providing educational opportunities to enable individual ^{as} to fulfill their needs, responsibilities and aspirations. The granting of this request will enable the petitioner to continue to provide these services within the respective communities and furthermore will allow the possible expansion and/or replacement of the existing facilities

EXHIBIT W

as may be required in the future. It is therefore determined that the continued use of these areas for the intended educational purposes will result in the highest and best use of these lands for the public health and welfare.

Further that the granting of this request will be in accordance with the Public Facilities Element of the General Plan. Specifically this Element states as its goal:

"to provide public facilities that effectively service community needs and to continue seeking ways of improving public service through better and more functional facilities which are in keeping with environmental and aesthetic concerns of the community."

The General Plan also states specific courses of action for the Kohala and Kona districts. This course of action includes that continual improvement of the Kohala High and Grammar School facilities shall be undertaken as needs dictate and that expansion of the Holualoa and Ho'okena School complexes to meet school district needs shall be encouraged.

That the granting of this request will not adversely affect surrounding properties or improvements. The purpose of this Special Permit request is to legitimize the existing educational uses of the Honaunau, Ho'okena and portions of the Kohala School sites. These areas are already built up with facilities and improvements for their educational uses. Furthermore, the Ho'okena School was established in the 1920's while the Honaunau School site ^{was} ~~were~~ established in 1952. Consequently it is determined that the continued use of these areas for the existing educational purposes will not adversely affect the surrounding areas nor will it alter or change the essential character of these lands.

That the granting of this request will not unreasonably burden other public agencies to provide roads and other infrastructure and services. All necessary utilities and facilities are already available at the respective school sites.

Furthermore, it should be pointed out that the action of the Kohala School site under consideration is situated immediately adjacent to the State Land Use Urban designated area of Kapa'au. It is therefore suggested that the Department of Education look into the reclassification of these areas to the State Land Use Urban district in order to further bring them into conformance with their actual use.

It is further recommended that the Special Permit request be given favorable consideration subject to the following conditions:

1. That the "Plan Approval" ^{proposed} shall be complied with ^{for} any additional structures and uses.
2. That all other applicable rules, regulations and requirements shall be complied with.

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

County of Hawaii

December 14, 1978

STATE OF HAWAII, DEPARTMENT OF EDUCATION - Special Permit

Actio

Approve

Deny

Defer

Continue

Schedule for public hearing

Other:

Commissioners	Aye	No	Excused	Abstain
FUJIMOTO, Shigeru	✓			
HANLEY, J. Walsh	✓			
JITCHAKU, Lorraine R.	✓			
MURAKAMI, Haruo	✓			
NAKANO, Bert H. <i>2nd</i>	✓			
ORITA, Alfredo	✓			
PARIS, William Jr.	✓			
SAKAMOTO, Charles <i>Moved</i>	✓			
MIELCKE, William F.	✓			

EXHIBIT AA

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
December 14, 1978

The Planning Commission met in regular session at 9:00 a.m., in the First Hawaiian Bank Meeting Room, Kailua, North Kona, Hawaii, and 2:57 p.m. at Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii, with Chairman William F. Mielcke presiding.

PRESENT:	William F. Mielcke	ABSENT:	Ex-officio Member
	J. Walsh Hanley		Akira Fujimoto
	Shigeru Fujimoto		
	Lorraine R. Jitchaku		
	Haruo Murakami		
	Bert H. Nakano		
	Alfredo Orita		
	William J. Paris, Jr. (Left at 9:50 a.m., returned at 11:20 a.m.)		
	Charles H. Sakamoto (Left at 4:38 p.m.)		

Sidney M. Fuke, Director
Ilima Piianaia, Planner
Keith Kato, Planner
Gerald Hay, Planner (Left at 1:30 p.m.)
Norman Hayashi, Planner (From 10:00 a.m. and left
at 11:58 a.m.)
Royden Yamasato, Planner (From 10:00 a.m. and
left at 1:30 p.m.)

David Murakami, representing Ex-officio Member Edward Harada

and approximately 14 people in attendance at 9:00 a.m.,
26 people at 10:43 a.m., 34 people at 11:00 a.m.,
12 people at 11:45 a.m., 4 people at 12:22 p.m., 6 people
at 2:57 p.m., and 10 people at 3:35 p.m.

REPORTS: Nomination Committee headed by Commissioner Sakamoto presented the slate with William F. Mielcke as chairman and Walsh Hanley as vice chairman. Commissioner Paris moved and Commissioner Jitchaku seconded that the nominations be closed, motion carried.

At this time, Planning Director Fuke advised that the Planning Department together with Corporation Counsel is also preparing our own findings of fact and conclusions of law; so deferred making any comment on Steven Morse's proposed findings as submitted by GEDCO.

RECESS: The Chair called a recess at 9:07 a.m.

RECONVENED: The meeting reconvened at 9:11 a.m.

Commissioner Fujimoto made a motion to reconsider the Joan Aanavi action for approval, and seconded by Commissioner Sakamoto; motion carried. Commissioner Sakamoto then moved and Commissioner Paris seconded that the Aanavi application be deferred until such time as all parties who testified can be notified; motion carried with six ayes and three noes.

EXHIBIT BB

SPECIAL PERMIT
STATE DEPARTMENT
OF EDUCATION

KE'EI AND KAUHAKO,
SOUTH KONA; &
PAHOA, NORTH KOHALA
Kona, TMK: 8-6-10:9 & 12;
TMK: 5-5-8:24 & 42.

Application of State of Hawaii Department of Education for a Special Permit to allow the continued use of three sites situated within the State Land Use Agricultural District for public educational purposes. The sites involved are: a) Honaunau School, Ke'ei 2nd, South Kona, TMK: 8-3-13:21; b) Ho'okena School, Kauhako, South Kona, TMK: 8-6-10:9 & 12; c) Kohala School, Pahoa, North Kohala, TMK: 5-5-8:24 & 42.

Staff presented recommendation on file.

Commissioner Sakamoto moved and Commissioner Orita seconded that the Commission send a favorable recommendation to the State Land Use Commission for the reasons and with the conditions outlined by the staff. A roll call vote was taken and motion carried with nine ayes.

RECESS: The Chair called a recess at 12:03 p.m.

RECONVENED: The meeting reconvened at 12:09 p.m.

AMENDMENT TO
PDP NO. 8
LINCO CONSTRUCTION
CO., INC.
WAIKOLOA, SOUTH
KOHALA

Application of Linco Construction Co., Inc. to amend Planned Development Permit No. 8 which allowed the submission of plans for a 230-unit condominium project for plan approval. The amendment is to reduce the number of units to 124 to be contained within 12 structures in lieu of the 11 structures originally planned. Also

requested is a one-year time extension until December 6, 1979, to allow the submission of plans for plan approval. The area 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 recommendation on file.

It was moved by Commissioner Nakano and seconded by Commissioner Orita that the application of Linco Construction Co., Inc. to amend Planned Development Permit No. 8 be approved with the understanding that all the existing conditions remain in effect. A roll call vote was taken and motion carried with nine ayes.

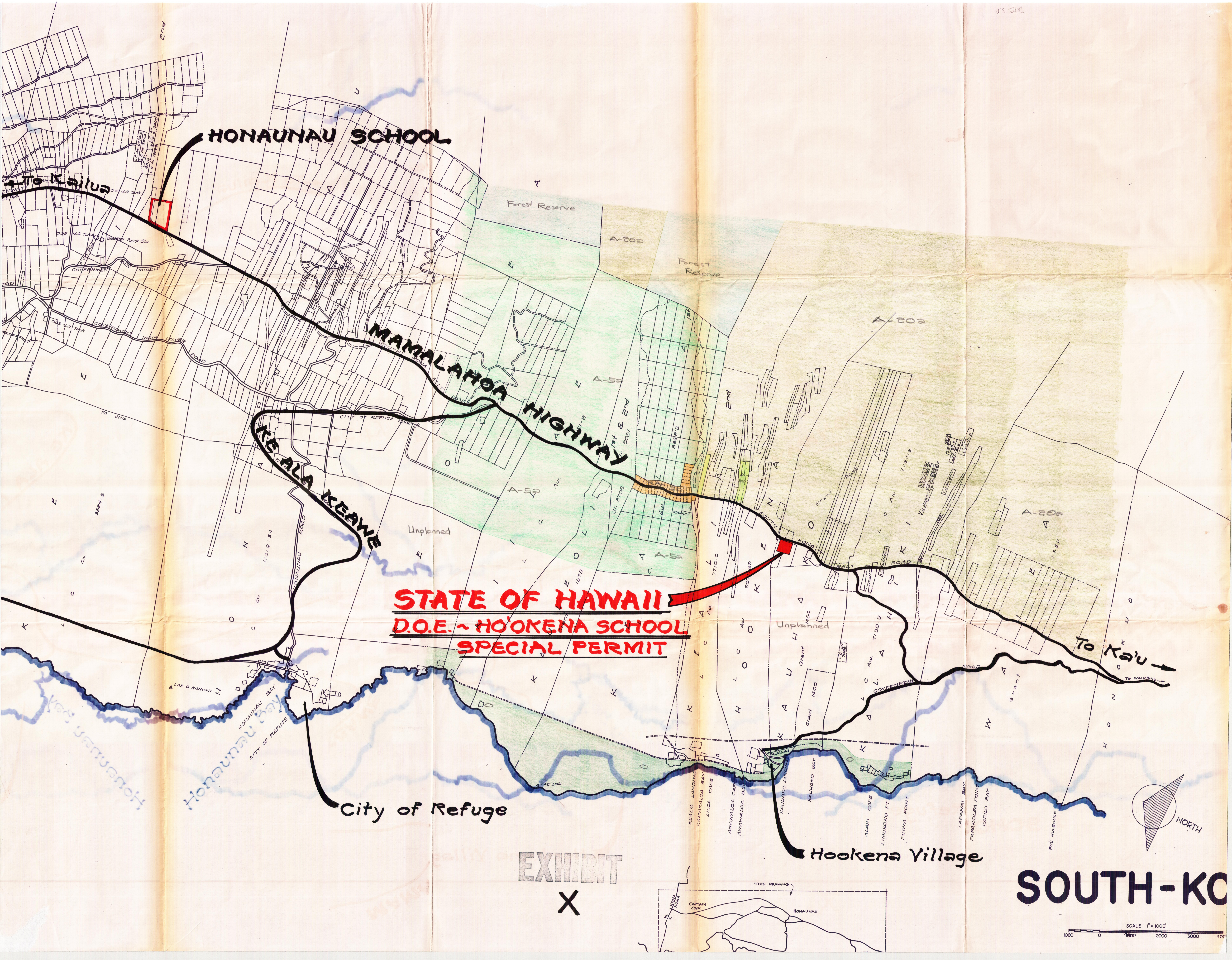
SPECIAL PERMIT
MINOLU R. CHENG
KEAUHOU 1ST, NORTH
KONA

Application of Minolu R. Cheng for a Special Permit to allow the establishment of a medical office on 0.934 acre of land situated within the State Land Use Rural District. The property involved is located on the mauka side of Kuakini Highway, approximately 400 feet south of the old Keauhou School site, Keauhou 1st, North Kona, TMK: 7-8-07:32.

Staff presented favorable recommendation on file.

It was clarified that the emergency entry not be allowed and that all traffic to the office residence be off the Mamalahoa Highway, and that the doctor facility is to operate exclusively like a home occupation.

It was moved by Commissioner Sakamoto and seconded by Commissioner Jitchaku that the Commission send a favorable recommendation to the State Land Use Commission for the reasons and with the conditions outlined by the staff. A roll call vote was taken and motion carried with nine ayes.



HONAUNAU SCHOOL

MAMALA HIGHWAY

KEALA KEAYE

STATE OF HAWAII
D.O.E. - HO'OKENA SCHOOL
SPECIAL PERMIT

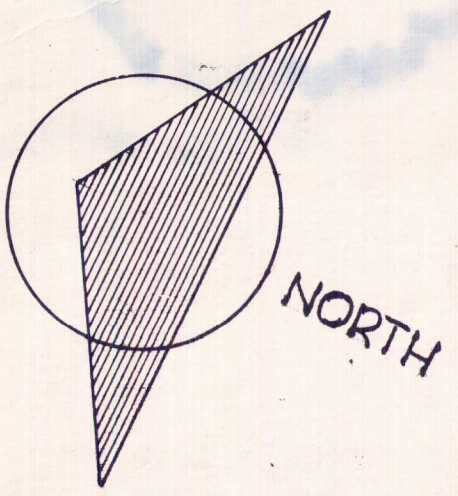
City of Refuge

Hookena Village

EXHIBIT

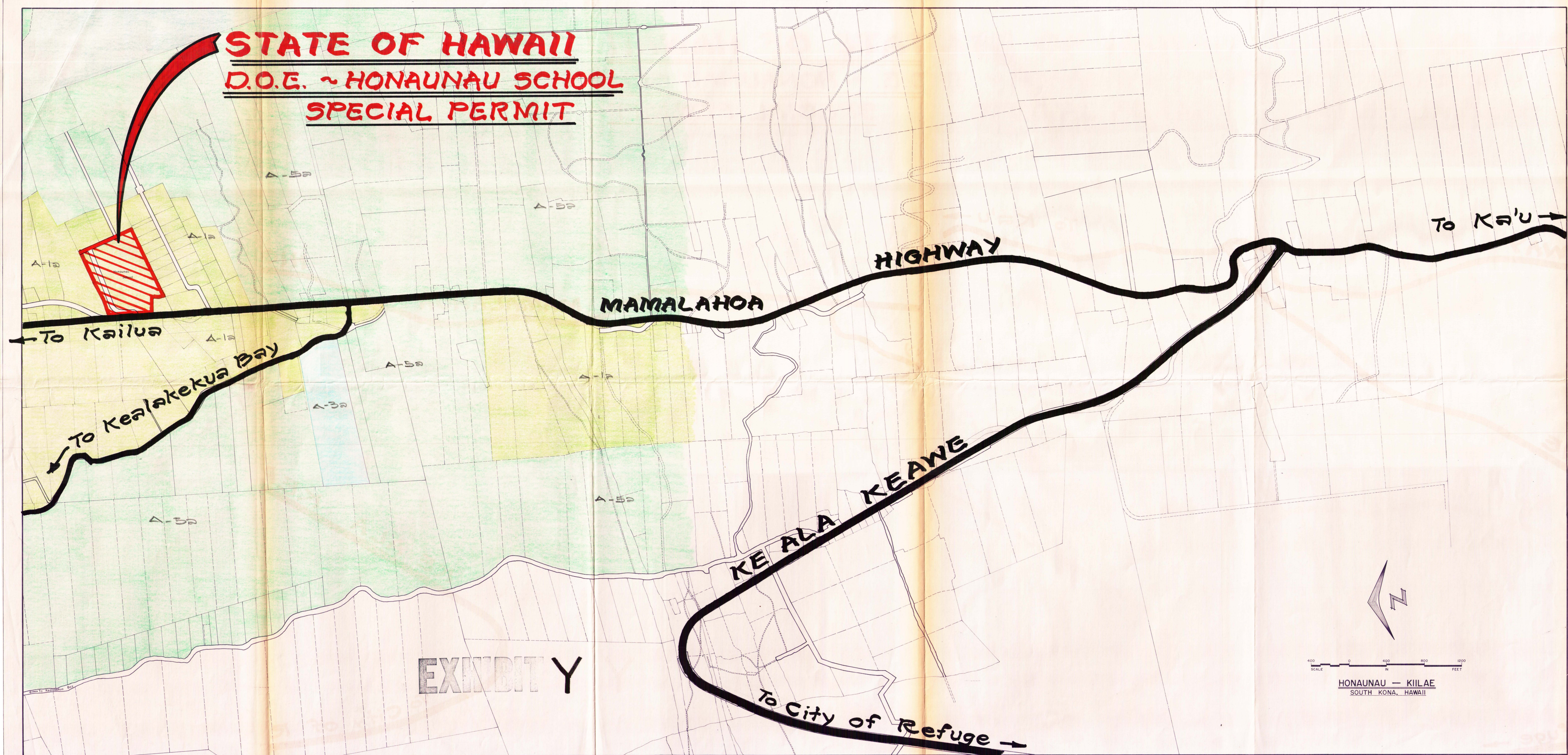
X

SOUTH-KO



SCALE 1" = 1000'

STATE OF HAWAII
D.O.E. ~ HONAUNAU SCHOOL
SPECIAL PERMIT



UPOLU POINT AIRPORT

Upolu Pt

2244000m N

SP77-259 - (Masaten Eavanto
meat proc. facility)

SP77-270 - County Police Dept.
(pristol range)
Nov. 1977
TME 5-5-0: p. 13
1aave

O C E A N

To
Makana

To
Kialiki
road ends

SP79-331 STATE OF HAWAII (DOE)

MAHUKONA-HAWI ROAD

HAWI ROAD

HAWI-NIHAU ROAD

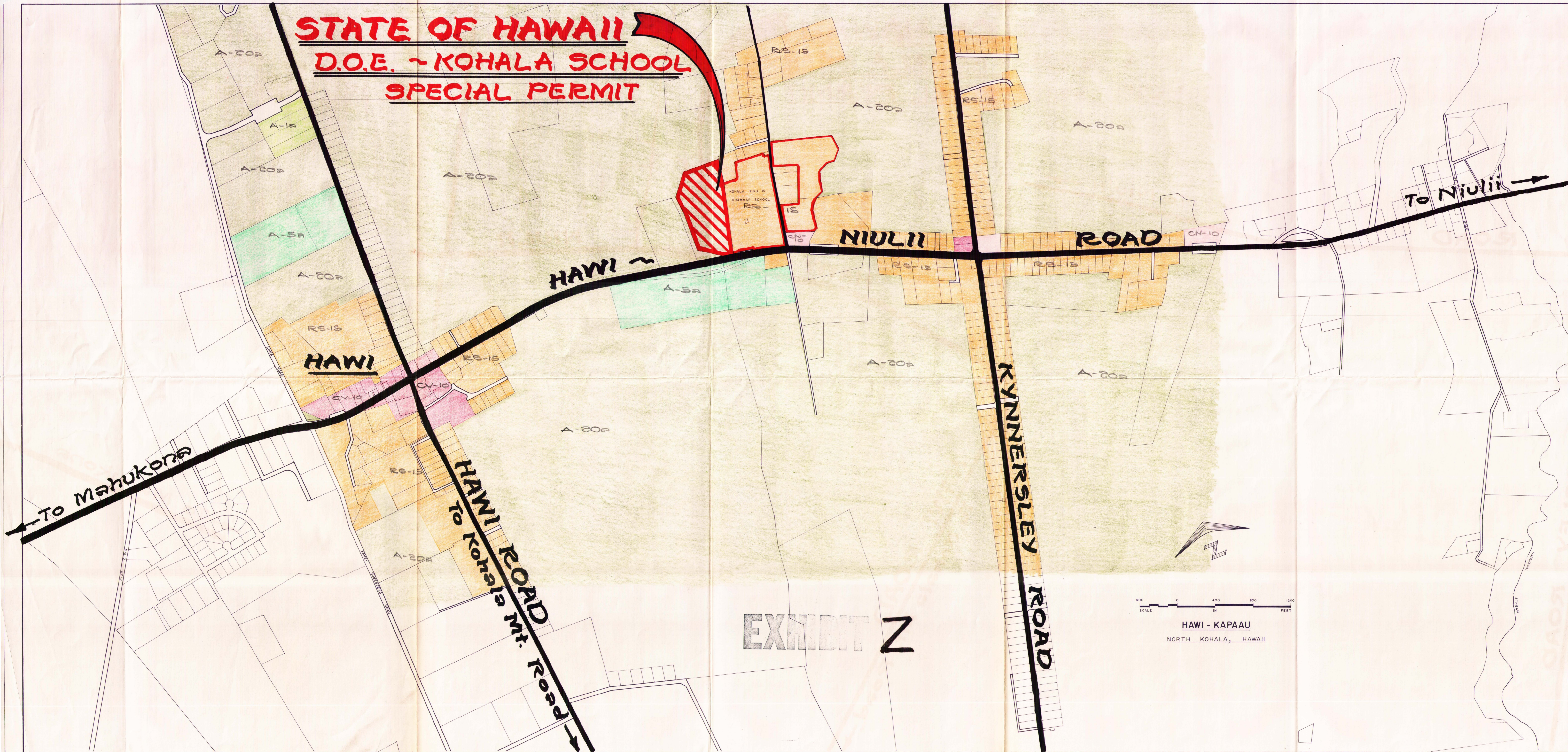
HALAULA

WAINEA-KOHALA ROAD

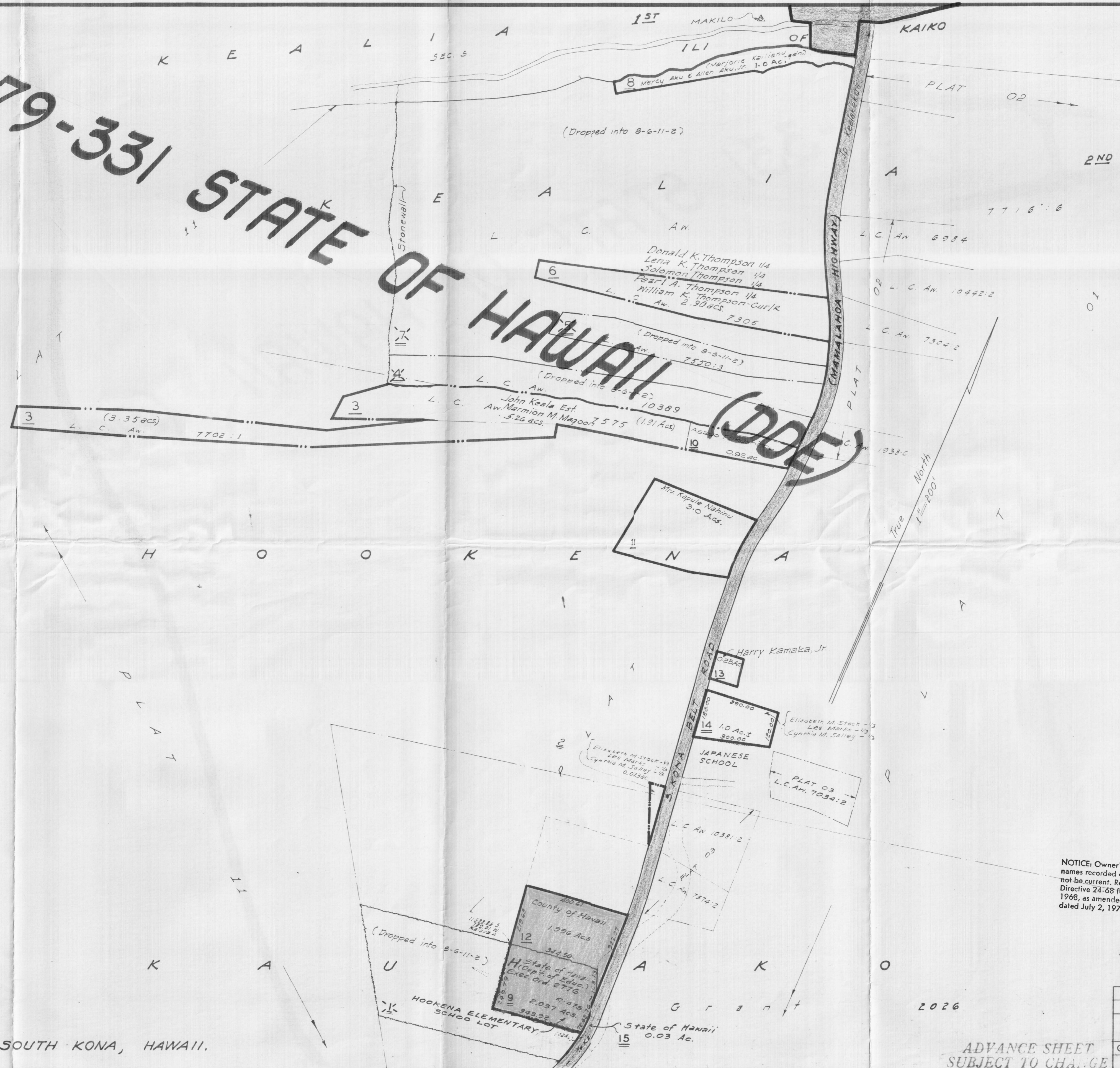
HWY 26

TO WAINEA

STATE OF HAWAII
D.O.E. ~ KOHALA SCHOOL
SPECIAL PERMIT



SP79-331 STATE OF HAWAII



NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Refer to Administrative Directive 24-68 (Rev.) dated November 21, 1968, as amended by RPP Procedure 4-76, dated July 2, 1976.

Parcels Dropped: 1, 4, 5, 7.

THIRD DIVISION		
ZONE	SEC.	PLAT
8	6	10
CONTAINING PARCELS		
SCALE: 1 in. = 200 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

PORTION OF KEALIA - KAUAHAKO, SOUTH KONA, HAWAII.

Dwg. No.: 2798
Source: Taxation Maps Bureau
By: H.N. & A.L. July 1936

PLAT 01 2ND 5524.5

STATE OF HAWAII
SP79-331



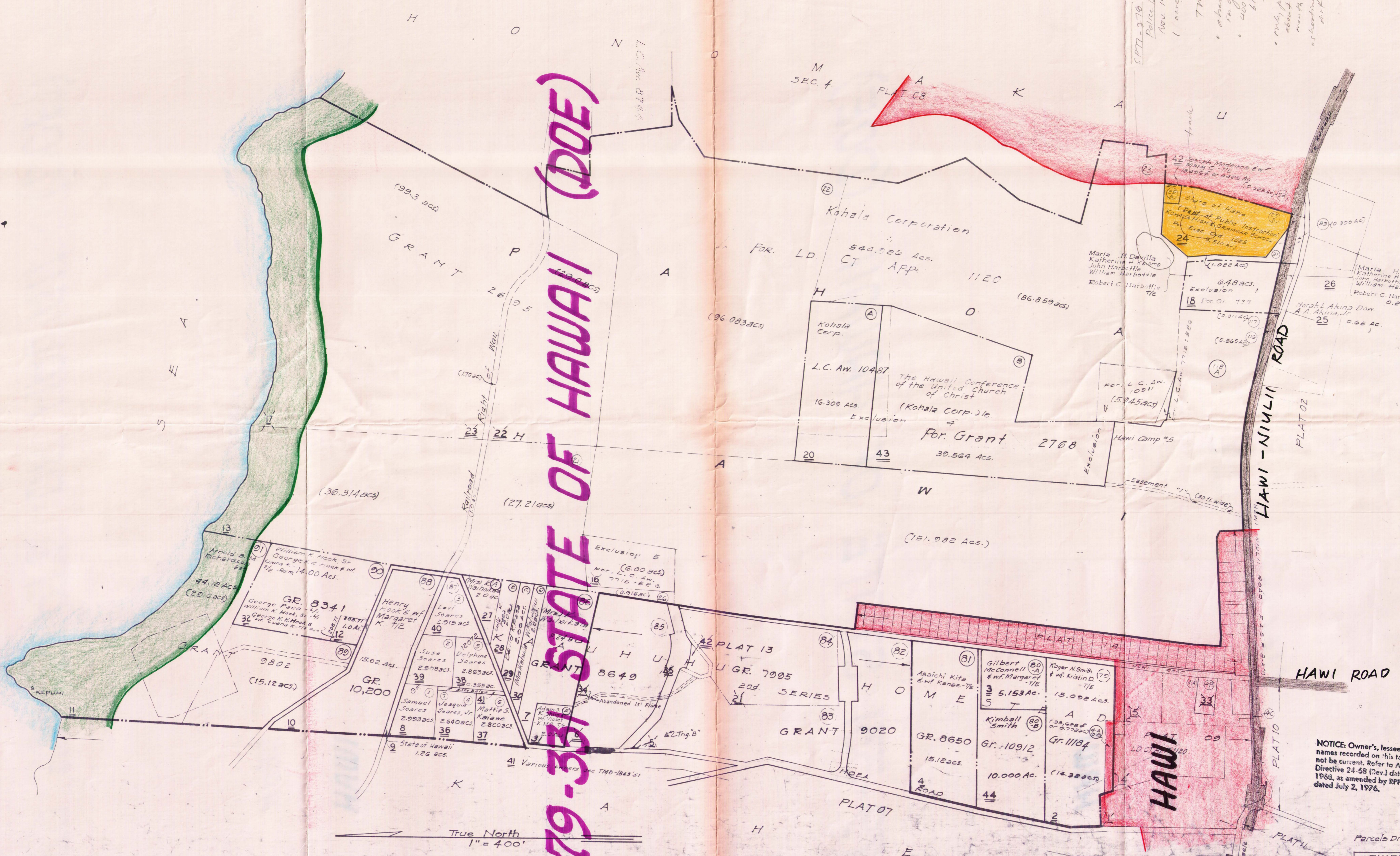
NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Refer to Administrative Directive 24-68 (Rev.) dated November 21, 1968, as amended by RPP Procedure 4-76, dated July 2, 1976.

Following Parcels owned by
Henry Denis & Wif. Frances - T/E
2, 49, 50, 51, 52,
53, 54, 55, 56, 57, 58

THIRD DIVISION		
ZONE	SEC.	PLAT
8	3	13
CONTAINING PARCELS		
SCALE: 1"= 200 FT.		

DEC 2 1942
JAN 1 1943
NOV 19 1946
MAY 10 1950
MAY 4 1951
OCT 1 1954
JAN 31 1975
FEB 21 1977

Dwg. No. 2526
Source: Tax Maps Bureau & Survey Dept.
By: P.K. & K.B. Sept. 1933



Portions of PAHOA to KAHEI, N. KOHALA, HAWAII.

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Refer to Administrative Directive 24-58 (Rev.) dated November 21, 1968, as amended by RPP Procedure 4-76, dated July 2, 1976.

Parcels Dropped: 16, 24, 35, 33, 15, 14, 22, 23, 11, 6, 6, 21, 22, 17,

THIRD DIVISION		
ZONE	SEC.	PLAT
5	5	08
CONTAINING PARCELS		
Scale: 1 in. = 400 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

SP79-331 STATE OF HAWAII (DOE)

