CERTIFIED MAIL

October 22, 1985

Major Benton Markham
The Salvation Army
P. O. Box 967
Hilo, HI 96721

Dear Major Markham:

Use Permit Application
TMK: 2-2-39:4

The Planning Commission at its duly held public hearing on October 15, 1985, voted to approve your application, Use Permit Permit No. 34, to allow the establishment of The Salvation Army facility within the Single Family Residential - 10,000 square foot (RS-10) zoned district at Waiakea Homesteads, House Lots, South Hilo, Hawaii.

Approval of this request is based on the following:

The granting of the proposed use will be consistent with the general purpose of the zoned district, the intent and purpose of the Zoning Code, and the County General Plan. The establishment of a church facility on a property situated within the County's Single Family Residential zone districts may be permitted through the granting of a Use Permit. It should be further noted that the goals of the Land Use element of the General Plan states to "Designate and allocate land uses in appropriate proportions and in keeping with the social, cultural, and physical environments of the County." It is felt that the granting of the request at its particular location will still maintain the present environment of this area of the City of Hilo. Additionally, since all essential utilities and services are available to the property, the granting of this request will also be in the direction of fulfilling the land use policy of the General Plan which states to promote and encourage the utilization of urban areas which are serviced by basic community facilities and utilities. There are other churches established in the near vicinity and a day care center/pre-school was approved and established on the property to the north of the subject property. As such, from an impact

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standpoint, the introduction of this church facility will not have any major physical, or cultural or social impacts on this area.

The proposed use will not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties. As stated previously, the proposal is to demolish the existing structures in order to accommodate the development of a new church building approximately 3,720 square feet in size. As such, the physical scale, siting, and size of the proposed church will not dominate or overwhelm the property or create any negative physical impacts to the surrounding properties. While the establishment of the church may have some impact on the adjacent residential lands, the impacts should be minimal considering the size and scale of development and the size of the property to provide adequate buffers between the adjacent properties.

The granting of the proposed use will not adversely affect similar or related existing uses within the surrounding area, community or region. Approval of the subject request would enable the petitioner to improve this type of service to the community. The new facility would be tailored to the individual needs of the Salvation Army as well as accommodating and providing their services to the community.

The granting of the proposed use will not unreasonably burden public agencies to provide roads and streets, sewer, water, drainage, schools, police and fire protection and other related infrastructure. The property is provided with all essential utilities and services. This section of Kinoole Street is a 50-foot wide right-of-way with a 20-foot wide pavement and 3-foot wide sidewalk on the west side of the street. As such, while traffic in the area may increase slightly, it is expected to be quite negligible. Additionally, the petitioner will have to comply with the Department of Public Work's requirements for a new driveway and provide the minimum sight distances as required by their standards. It should be noted that none of the cooperating agencies had any objections to the subject request.

Approval of this Use Permit request is subject to the following conditions:

1. The petitioner, successors or its assigns shall comply with all of the stated conditions of approval.

Submitted 8/20/86 2. Plans, including parking and landscaping plans shall be submitted for Plan Approval within one year from the effective date of approval of the Use Permit.

3. Construction of the church facility shall commence within one year from the date of receipt of final Plan Approval and be completed within two years thereafter.

4. Maps for the consolidation of the subject property with parcel 3 shall be submitted to the Planning Department within 1 year from the effective date of approval of the Use Permit. The 5-foot wide future road widening strip along the length of Kinoole Street shall be delineated on the consolidation plan.

5. Any access, drainage, and grading shall be required to comply with the requirements of the Department of Public Works.

6. All other applicable County and State rules, regulations and requirements including those of the Department of Water Supply and State Department of Health shall be complied with.

7. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Use Permit shall be void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

Barbara A. Koi

Barbara A. Koi
Chairman Pro Tem, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division

bcc: Plan Approval Section